

INDEX

This document contains the following:

Page 1	2026 Adopted Budget
Page 2	2026 Reserves
Page 3	Frequently Asked Questions
Pages 4-9	Amended Articles
Pages 10-31	Amended Bylaws
Pages 32-83	Amended Declaration
Page 84	Articles of Amended Articles
Pages 85-86	Rules & Regulations
Pages 87-90	2026 August Financial Statement
Page 91	Purchase Notification
Pages 92-107	January Financial Statement
Pages 108-120	February Financial Statement
Pages 121-132	March Financial Statement
Pages 133-148	April Financial Statement
Pages 149-162	May Financial Statement
Pages 163-175	June Financial Statement
Pages 176-189	July Financial Statement
Pages 190-202	August Financial Statement
Pages 203-215	November Financial Statement
Pages 216-229	December Financial Statement
Page 230	Annual Meeting minutes

Kelly Greens Terrace VII		Operating	2025		ADOPTED
FY	Jan 1 - Dec 31, 2026 30 units	Budget 2025	Estimated Expenses	2025 Variance	Budget 2026
ACCTS	INCOME				
3010	Maintenance Fees	210,000.00	210,000.00	(0.00)	153,000.00
	Total Income	210,000.00	210,000.00	(0.00)	153,000.00
	EXPENSES				
	ADMINISTRATIVE				
4004	Condo State Fee	120.00	120.00	0.00	120.00
4005	Corporate Annual Report	61.25	61.25	0.00	61.25
4006	Legal Fees	500.00	480.00	20.00	500.00
4007	Taxes/Tax Prep	215.00	215.00	0.00	215.00
4008	Permits	75.00	75.00	0.00	75.00
4015	Office Supplies/Postage	1,200.00	1,545.97	(345.97)	1,200.00
4060	Management	7,560.00	7,560.00	0.00	7,800.00
4070	Community Fees	25,281.24	25,281.24	0.00	28,000.00
4090	Insurance-Property/Liability	84,000.00	88,463.70	(4,463.70)	45,000.00
4093	Insurance- Flood	9,000.00	11,029.00	(2,029.00)	12,500.00
	Total Admin	128,012.49	134,831.16	(6,818.67)	95,471.25
	BUILDING				
4210	Building Maintenance	28,000.00	4,404.76	23,595.24	5,000.00
4240	Janitorial Contract	3,396.00	3,513.50	(117.50)	3,396.00
4250	Elevator Contract/Inspec	2,100.00	3,210.84	(1,110.84)	2,500.00
4252	Elevator Phone	780.00	1,071.72	(291.72)	800.00
4255	Fire Alarm Maint	500.00	303.00	197.00	500.00
4290	Pest Control/Internal	840.00	1,530.00	(690.00)	1,500.00
	Total Building	35,616.00	14,033.82	21,582.18	13,696.00
	GROUNDS				
4305	Landscape Contract	5,520.00	6,430.00	(910.00)	5,880.00
4310	Landscape Improvement	8,000.00	0.00	8,000.00	2,000.00
4311	Mulch	1,750.00	2,000.00	(250.00)	2,000.00
4340	Irrigation Contract	1,920.00	1,920.00	0.00	1,920.00
4341	Irrigation Repair	500.00	560.75	(60.75)	500.00
4380	Pest/Fert Control	1,920.00	1,170.00	750.00	1,920.00
4390	Tree Trim	500.00	300.00	200.00	300.00
	Total Grounds	20,110.00	12,080.75	7,729.25	14,520.00
	UTILITIES				
4601	Electricity	800.00	1,268.01	(468.01)	1,000.00
4610	Water/Sewer	13,500.00	12,830.35	669.65	13,500.00
4640	Trash	3,800.00	4,717.87	(917.87)	4,200.00
	Total Utilities	18,100.00	18,816.23	(716.23)	18,700.00
	CONTINGENCY				
4901	Contingency	37.48	0.00	37.48	98.52
4902	Reserve Allocation	8,124.03	8,124.03	0.00	10,514.23
	Total Reserves	8,161.51	8,124.03	37.48	10,612.75
	Total Expenses	210,000.00	187,885.99	21,814.01	153,000.00
		\$1,750.00	Maint fee per quarter		\$1,275.00
		\$7,000.00	Maint fee per year		\$5,100.00

Kelly Greens Terrace VII
Reserve Schedule Jan 1 - Dec. 31, 2026

	Life Expected Years	Estimated Replacement Cost	Remaining Life Years	Balance as of 12/31/2024	Expenditures 2025	Contributions <u>2025</u>	Est. Balance as of 12/31/2025	2026 Additional Reserve Required	Per Quarter	Per Month
Roof	25	\$ 140,000.00	12	\$ 84,829.98	\$ 40,000.00	\$ 4,597.44	\$ 49,427.42	\$7,548	\$1,886.93	\$628.98
Painting	8	\$ 40,000.00	1	\$ 47,850.20	\$ -	\$ -	\$ 47,850.20	\$0	\$0.00	\$0.00
Paving	15	\$ 15,000.00	5	\$ 10,714.17	\$ -	\$ 1,067.00	\$ 11,781.17	\$644	\$160.94	\$53.65
Paving-Reseal	2	\$ 1,000.00	1	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$0	\$0.00	\$0.00
Elevator	25	\$ 25,000.00	1	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	\$0	\$0.00	\$0.00
Carport	25	\$ 65,000.00	18	\$ 20,731.15	\$ -	\$ 2,459.40	\$ 23,190.55	\$2,323	\$580.69	\$193.56
Lanai Renovation	2	\$ 6,000.00	1	\$ 6,000.00	\$ -	\$ -	\$ 6,000.00	\$0	\$0.00	\$0.00
Deferred Maint	1	\$ 69,684.41	1	\$ 69,684.44	\$ -	\$ -	\$ 69,684.44	\$0	\$0.00	\$0.00
Interest	1	\$ -	1	\$ -	\$ -	\$ -	\$ -	\$0	\$0.00	\$0.00
TOTALS		\$ 361,684.41		\$ 265,809.94	\$ 40,000.00	\$ 8,123.84	\$ 233,933.78	\$ 10,514.23	\$2,628.56	\$876.19
										\$ 876.19

**Kelly Greens Terrace VII
Condominium Association, Inc.**

Frequently Asked Questions & Answers Sheet for 2026

Q: What are my voting rights in the condominium association?

A: *Each unit in the condominium shall have one (1) full vote, which vote shall be cast by a designated owner as provided for in the Declaration of Condominium.*

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: *A unit owner is entitled to exclusive use and possession of his unit. The use of the property of the condominium shall be in accordance with the Rules and Regulations of Kelly Greens Terrace VII, the restrictions as set forth in the Master Declaration of Covenants, Conditions and Restrictions for Kelly Greens and all exhibits thereto; the restrictions as set forth in the Declaration of Covenants, Conditions and Restrictions for Kelly Greens Community Association III, Inc.*

Q: What restrictions exist in the condominium documents on the leasing of my unit?

A: *Units shall be limited to single family residential usage and no commercial, professional, or business use shall be permitted. Units may not be rented for periods of less than thirty (30) days.*

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: *The amount of \$1,275.00 is due quarterly for the year 2026.*

Q: Do I have to be a member in any other association?

A: *Yes. There are mandatory memberships in the MASTER ASSOCIATION associated with this condominium for the operation and maintenance of certain common properties. (For further information see Condominium Declaration, Paragraph 25.) There are mandatory memberships in the KELLY GREENS COMMUNITY ASSOCIATION III, INC. associated with this condominium for the maintenance of certain recreational facilities, pump, well and/or lake withdrawal system and common areas.*

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities?

A: *No.*

Q: Is the Condominium Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify each such case.

A: *No.*

Note: The statements contained herein are only summary in nature. A prospective purchaser should refer to all reference, exhibits hereto, the sales contract, and the Condominium Documents.

AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF

KELLY GREENS TERRACE CONDOMINIUM III ASSOCIATION, INC.

These are the Amended and Restated Articles of Incorporation for the Kelly Greens Terrace Condominium III Association, Inc. originally filed with the Florida Department of State the 12th day of May 1988, under Charter Number N26414. Matters of only historical interest have been omitted. Amendments included have been added pursuant to Chapter 617, Florida Statutes (2012).

1. NAME. The name of the corporation is KELLY GREENS TERRACE CONDOMINIUM III ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "Association," the Declaration of Condominium as "Declaration," these Articles of Incorporation as the "Articles," and the Bylaws of the Association as the "Bylaws."

2. PURPOSE. The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act (the "Act") for the operation of that certain Condominium located in Lee County, Florida, and known as Kelly Greens Terrace Condominium III (the "Condominium").

3. DEFINITIONS. The terms used in these Articles shall have the same definitions and meaning as those set forth in the Declaration and the Act, unless herein provided to the contrary, or unless the context otherwise requires.

4. POWERS. The powers of the Association shall include the following:

4.1 General. The Association shall have all of the common-law and statutory powers of a corporation not for profit under the Laws of Florida that are not in conflict with the provisions of the Declaration, these Articles or of the Act.

4.2 Enumeration. The Association shall have all the powers set forth in the Act except as limited by the Declaration, these Articles, and the Bylaws (all as amended from time to time), and all of the powers reasonably necessary to operate the Condominium including but not limited to the following:

4.2.1 To make and collect Assessments and other Charges against Members as Unit Owners, and to use the proceeds thereof in the exercise of its powers and duties.

Exhibit "B" to the Amended and Restated Declaration of Condominium
(Amended and Restated Articles of Incorporation)

Page 1 of 6

4.2.2 To buy, own, operate, lease, sell, and trade both real and personal property as may be necessary or convenient in the administration of the Condominium.

4.2.3 To maintain, repair, replace, reconstruct, add to, and operate the Condominium Property and other property acquired or leased by the Association.

4.2.4 To purchase insurance upon the Condominium Property and insurance for the protection of the Association, its Officers, Directors, Committee Members, and Members as Unit Owners.

4.2.5 To make and amend reasonable Rules and Regulations for the maintenance, conservation and use of the Condominium Property and for the recreation, comfort, and welfare of the Unit Owners, and the administration of the Association.

4.2.6 To enforce by legal means the provisions of the Act, other applicable laws, the Declaration, these Articles, the Bylaws, the Rules and Regulations, and the policies of the Association.

4.2.7 To contract for the management of the Condominium and any facilities used by the Unit Owners, and to delegate to the party with whom such contract has been entered into all of the powers and duties of the Association except those which require specific approval of the Board of Directors or the membership of the Association.

4.2.8 To employ personnel to perform the services required for proper operation of the Condominium.

4.2.9 To make contracts and incur liabilities, borrow money at such rates of interest as the Board may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage and pledge of all or any of its property, franchises, or income, including but not limited to Assessments.

4.3 Condominium Property. All funds and the titles of all properties acquired by the Association and their proceeds shall be held for the benefit and use of the Members in accordance with the provisions of the Act, the Declaration, these Articles and the Bylaws.

4.4 Distribution of Income. The Association shall make no distribution of income to its Members, Directors or Officers. This provision shall not apply to the distribution of insurance proceeds as provided in the Declaration, nor the distribution of proceeds affiliated with termination or condemnation, as provided in the Declaration and the Act, nor reimbursement for expenses as may be authorized by the Board.

Exhibit "B" to the Amended and Restated Declaration of Condominium
(Amended and Restated Articles of Incorporation)

Page 2 of 6

4.5 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration, these Articles, the Bylaws and the Act.

5. MEMBERS. The Members of the Association shall consist of all of the record Owners of Units in the Condominium, and after termination of the Condominium shall consist of those who were Members at the time of the termination and their successors and assigns.

5.1 Assignment. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated, pledged or transferred in any manner except as an appurtenance to the Unit for which that share is held.

5.2 Voting. On all matters upon which the membership shall be entitled to vote, there shall be only one vote for each Unit, which vote shall be exercised or cast in the manner provided by the Bylaws. Any person or entity owning more than one Unit shall be entitled to one vote for each Unit owned. Those Members whose voting rights are suspended pursuant to the terms of the Condominium Documents and/or Florida Law shall not be entitled to cast the vote assigned to the Unit for which the suspension was levied during the period of suspension and such Voting Interests shall be subtracted from the required number of votes when calculating any required vote or quorum for the period during which such suspension exists.

5.3 Meetings. The Bylaws shall provide for an annual meeting of Members, and may make provision for regular and special meetings of Members other than the annual meeting.

6. TERM OF EXISTENCE. The Association shall have perpetual existence.

7. OFFICERS. The affairs of the Association shall be administered by the Officers designated in the Bylaws. The Officers shall be elected by the Board of Directors of the Association at its first meeting following the annual meeting of the Members of the Association and shall serve at the pleasure of the Board of Directors. The Bylaws may provide for the removal from office of Officers, for filling vacancies, and for the duties of the Officers.

8. DIRECTORS.

8.1 Number and Qualification. The property, business and affairs of the Association shall be managed by a Board consisting of the number of Directors determined by the Bylaws, but which shall consist of not less than three (3) Directors.

8.2 Duties and Powers. All of the duties and powers of the Association existing under the Act, the Declaration, these Articles, the Bylaws and the Rules and Regulations (all as amended from time to time) shall be exercised exclusively by the Board of Directors, subject only to approval by Members when such approval is specifically required.

Exhibit "B" to the Amended and Restated Declaration of Condominium
(Amended and Restated Articles of Incorporation)

Page 3 of 6

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

8.3 Election; Removal. Directors of the Association shall be elected at the annual meeting of the Members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

9. BYLAWS. The Bylaws of this Corporation may be altered, amended, or repealed in the manner provided in the Bylaws.

10. AMENDMENTS. These Articles may be amended in the following manner:

10.1 Proposal of Amendments. An amendment may be proposed by the President of the Association, a majority of the Directors, or by twenty-five percent (25%) of the entire Voting Interests.

10.2 Proposed Amendment Format. Proposals to amend existing Articles of Incorporation shall contain the full text of the Article to be amended. New words shall be underlined and words to be deleted shall be ~~lined through~~ with hyphens. If the proposed change is so extensive that this procedure would hinder rather than assist understanding, a notation must be inserted immediately preceding the proposed amendment saying, "SUBSTANTIAL REWORDING OF ARTICLE. SEE ARTICLE NUMBER ____ FOR PRESENT TEXT."

10.3 Notice. Written notice setting forth the proposed amendment or a summary of the changes shall be included in the notice of any meeting at which a proposed amendment is to be considered or in connection with documentation for action without a meeting.

10.4 Adoption of Amendments. A resolution for the adoption of a proposed amendment may be adopted by a vote of two-thirds (2/3rds) of the Voting Interests of the Association present (in person or by proxy) and voting at a duly noticed meeting at which a quorum is present, or by the written agreement of two-thirds (2/3rds) of the entire Voting Interests. Amendments correcting errors, omissions or scrivener's errors may be executed by the Officers of the Association, upon Board approval, without need for Association membership vote.

10.5 Effective Date. An amendment when adopted shall become effective after being recorded in the Lee County Public Records according to law and filed with the Secretary of State according to law.

10.6 Automatic Amendment. These Articles shall be deemed amended, if necessary, so as to make the same consistent with the provisions of the Declaration of Condominium. Whenever the Act, Chapter 617, Florida Statutes or other applicable statutes or administrative regulations, as amended from time to time, are amended to impose procedural requirements less stringent than set forth in these Articles, the Board may operate the Association pursuant to the less stringent requirements. The Board of Directors without a vote of the Members, may adopt by majority vote, amendments to these Articles of Incorporation as the Board deems necessary to

Exhibit "B" to the Amended and Restated Declaration of Condominium
(Amended and Restated Articles of Incorporation)

Page 4 of 6

comply with such operational changes as may be enacted by future amendments to Chapters 607, 617, and the Act, or such other statutes or administrative regulations as required for the operation of the Association, all as amended from time to time.

10.7 Proviso. Provided, however, that no amendment shall change the configuration of any Unit or the share in the Common Elements appurtenant to it, or increase the Owner's proportionate share of the Common Expenses, unless the record Owner of the Unit concerned and all record Owners of the mortgages on such apartment shall join in the execution of the amendment, and all other Unit Owners approve the amendment.

11. INDEMNIFICATION.

11.1 Indemnity. The Association shall indemnify any Officer, Director, or Committee Member who was or is a party or is threatened to be made a party to any threatened, pending, or contemplated action, suit or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that he is or was a Director, Officer, or Committee Member of the Association, against expenses (including attorney's fees and appellate attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit, or proceeding, unless (i) a court of competent jurisdiction finally determines, after all appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (ii) such court also determines specifically that indemnification should be denied. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of *nolo contendere* or its equivalent shall not, of itself, create a presumption that the person failed to act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful. It is the intent of the membership of the Association, by the adoption of this provision, to provide the most comprehensive indemnification possible to their Officers, Directors, and Committee Members as permitted by Florida law.

11.2 Defense. To the extent that a Director, Officer, or Committee Member of the Association has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in Section 11.1 above, or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses (including attorney's fees and appellate attorney's fees) actually and reasonably incurred by him in connection therewith.

11.3 Advances. Reasonable expenses incurred in defending a civil or criminal action, suit, or proceeding shall be paid by the Association in advance of the final disposition of such action, suit, or proceeding upon receipt of an undertaking by or on behalf of the affected Director, Officer, or Committee Member to repay such amount if it shall ultimately be

Exhibit "B" to the Amended and Restated Declaration of Condominium
(Amended and Restated Articles of Incorporation)

Page 5 of 6

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

determined that he is not entitled to be indemnified by the Association as authorized by this Article 11.

11.4 Miscellaneous. The indemnification provided by this Article 11 shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any Bylaw, agreement, vote of Members, or otherwise, and shall continue as to a person who has ceased to be a Director, Officer, or Committee Member and shall inure to the benefit of the heirs and personal representatives of such person.

11.5 Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, Officer, Committee Member, employee, or agent of the Association, or a Director, Officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the duty to indemnify him against such liability under the provisions of this Article.

12. REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT. The registered office address and the name of the registered agent of the corporation shall be as determined by the Board of Directors from time to time.

ACTIVE: 8007963_2

Exhibit "B" to the Amended and Restated Declaration of Condominium
(Amended and Restated Articles of Incorporation)

Page 6 of 6

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

AMENDED AND RESTATED

BYLAWS

OF

KELLY GREENS TERRACE CONDOMINIUM III ASSOCIATION, INC.

1. IDENTITY. These are the Amended and Restated Bylaws (hereinafter "Bylaws") of Kelly Greens Terrace Condominium III Association, Inc., a Florida not-for-profit Corporation formed for the purpose of administering Kelly Greens Terrace Condominium III (hereinafter "the Condominium") which is located at 12621 Kelly Sands Way, Fort Myers, Florida, Lee County, Florida, upon the lands described in the Declaration of Condominium. (The corporation may hereafter be referred to as the "Association.")

1.1 Office. The office of the Association shall be at such location within Lee County, as may from time to time be determined by the Board of Directors.

1.2 Fiscal Year. The fiscal year of the Association shall be the calendar year, unless otherwise determined by the Board of Directors.

1.3 Seal. The corporate seal of the Association shall be adopted and may be changed by the Board of Directors and shall bear the name or abbreviated name of the Association, the word "Florida," the year of establishment, and shall identify the Association as a not-for-profit corporation. A common seal may be used in lieu of a raised corporate seal and in no event shall a seal be required to validate corporate actions unless specifically required by law.

1.4 Definitions. All terms used in these Bylaws shall have the same meaning, to the extent applicable, as set forth in the Articles of Incorporation for the Association, the Declaration of Condominium and the Florida Condominium Act (Chapter 718, Florida Statutes, 2012), all as amended from time to time.

2. MEMBERS' MEETINGS.

2.1 Annual Meetings. Annual Members' meetings shall be held at such convenient location in Lee County as may be determined by the Board of Directors. The annual meeting shall be held on the date and time determined by the Board for the purpose of transacting any business authorized to be transacted by the Members.

2.2 Special Meetings. Special Members' meetings shall be held whenever called by the President or by a majority of the Board of Directors, and shall be called by the President or Secretary within a reasonable time of receipt of written notice from 25% of the Voting Interests of the Association. Members' meetings to recall a Member or Members of the Board of Directors

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 1 of 22

may be called by 10% of the Voting Interests of the Association who shall give notice of the meeting, stating the purpose of the meeting, pursuant to Section 718.112(2)(j) of the Act.

2.3 Notice of Members' Meetings. Notice of all Members' meetings, stating the time, place, and purpose(s) of the meeting, shall be sent to each Member by United States regular mail, unless waived in writing, at least 14 days prior to the meeting as to annual meetings and 10 days as to special meetings. Hand delivery and electronic notice is acceptable where permissible by law. Officers required to give notice may delegate the actual giving of notice to another person, such as an Assistant Officer or managing agent. Any Members' meeting or election at which one or more Directors are to be elected must be noticed as provided for in Article 2.4 next following. An Officer of the Association or other person providing notice shall execute an affidavit of mailing per Section 718.112(2)(d)(3) of the Act, which shall be retained in the official records of the Association as proof of such mailing. The notice of the annual meeting shall include an agenda for all known substantive matters to be discussed, or have such an agenda attached to it. A copy of the notice and agenda shall be posted at a conspicuous location, designated by Board resolution, on the Condominium Property at least 14 days in advance of the meeting.

Notice of specific meetings may be waived before or after the meeting and the attendance of any Member (or person authorized to vote for such Member) shall constitute such Member's waiver of notice of such meeting, except when his (or his authorized representative's) attendance is for the sole and express purpose of objecting at the beginning of the meeting to the transaction of business because the meeting is not lawfully called.

2.4 Board of Directors Election Meetings - Notice and Procedure. The regular election of Directors shall occur as the first item of business at the annual meeting.

2.4.1 Not less than 60 days before a scheduled election, the Association shall mail, or deliver, whether by separate Association mailing or included in another Association mailing or delivery including regularly published newsletters, to each Member entitled to vote, a first notice of the date of the election. Any person desiring to be a candidate for the Board of Directors shall give written notice to the Association not less than 40 days before scheduled election. Not less than 14 days before the election, the Association shall mail or deliver a second notice of the election to all Members entitled to vote therein, together with a written secret ballot containing the names of all properly pre-qualified candidates which shall include an information sheet (if provided by the candidate), no larger than 8½ inches by 11 inches furnished by the candidate, to be included with the mailing of the ballot, with the costs of mailing and copying to be borne by the Association.

2.4.2 There is no quorum requirement necessary for an election. However, at least twenty percent (20%) of the Voting Interests must cast a ballot in order to have a valid election and elections shall be decided by a plurality of those votes cast.

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 2 of 22

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

2.4.3 In the event that there are only as many (or fewer) candidates pre-qualified for election as there are open seats on the Board, no election shall be held and the pre-qualified candidates shall automatically become Members of the Board after the annual meeting.

2.4.4 The Board may establish additional election rules or procedures as it deems appropriate to ensure a fair election process. Substantial compliance with these Bylaws and the Act relative to election procedures is sufficient.

2.5 Quorum/Voting. A quorum at Members' meetings shall consist of persons entitled to cast a majority of the Voting Interests of the entire membership. Those Members whose voting rights are suspended pursuant to the terms of the Condominium Documents and/or Florida Law shall be subtracted from the required number of votes in any calculation for purposes of determining whether a quorum is present during the period of suspension and such Voting Interests shall likewise be subtracted from the required number of votes when calculating any required vote as set forth in the Condominium Documents or the Act. Decisions made by a majority of the Voting Interests present and voting, in person or by proxy, at a meeting at which a quorum is present shall be binding and sufficient for all purposes except such decisions as may be by the Act or the Condominium Documents require a larger percentage in which case the percentage required in the Act, or the Condominium Documents shall govern. To the extent lawful, Members may join in any action taken at a meeting of the Members through written approval of such action executed after the meeting, and such approval shall be as though the Member duly approved the action of the meeting in question.

2.5.1 Units Owned by Association. No Voting Interest or consent right allocated to a Unit owned by the Association shall be exercised or considered for any purpose, whether for a quorum, an election or otherwise, as provided in Section 718.112(2)(b)2. of the Act. Whenever a Unit owned by the Association is ineligible to vote due to the provisions of the Act and these Bylaws, the Voting Interest attributable to that Unit shall be subtracted from the required number of votes when calculating any required vote for quorum for the period during which the Association owns the Unit.

2.6 Indivisible Vote. Each Unit shall have one indivisible vote. If a Unit is owned by multiple individuals, such as a husband and wife, any record Owner may vote on behalf of the Unit. If a Unit is owned by a corporation, any officer may vote on behalf of said corporation. If a Unit is owned by a partnership, any general partner may vote on behalf of the partnership. If a Unit is owned in trust, any trustee of a trust shall be entitled to vote. If a Unit is owned by a limited liability company, any member or manager may vote on behalf of the limited liability company. Any person with apparent authority asserting the right to vote on behalf of a Unit owned by an artificial entity shall be conclusively presumed to be entitled to vote on behalf of said Unit, unless the Unit has filed voting instructions with the Association designating some other person entitled to vote. If multiple Owners or non-individual Owners of a Unit cannot agree on a vote, the vote shall not be counted as to the issue upon which disagreement exists. Voting certificates are not necessary. No individual may cast a vote assigned to a Unit where the

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 3 of 22

voting rights assigned to the Unit are suspended pursuant to the terms of the Condominium Documents and/or Florida Law.

2.7 Voting/Proxies. Votes may be cast in person or by proxy. Members and proxyholders may participate in Association meetings via telephone conference, if permitted by the Association. Absent a resolution of the Board to the contrary, the President of the Association shall have the authority to determine whether Members or holders of proxies should be allowed to participate in any particular meeting of the Membership by telephonic conference. In order for a proxyholder to participate telephonically in an Association meeting, a copy of the proxy must be provided to the Association, at the meeting location, prior to the start of the meeting. Only Members or the spouse of a Member may be delegated to hold proxies, provided that the Board may designate agents of the Association (including but not limited to association legal counsel or the association's manager) as an eligible proxyholder. Proxies shall be in writing, signed and dated, and shall be valid only for the particular meeting designated therein or an adjournment thereof, but in no event for more than 90 days, and must be filed with the Association before or at the voter registration immediately preceding the meeting, or adjournment thereof. Except as specifically otherwise provided by law, Members may not vote by general proxy, but may vote by limited proxies substantially conforming to a limited proxy form adopted by the Division of Florida Condominiums, Timeshares and Mobile Homes. Limited proxies and general proxies may be used to establish a quorum. Limited proxies shall be used for votes regarding reserves; for votes taken to waive financial statement requirements; for votes taken to amend the Declaration; for votes taken to amend the Articles of Incorporation or Bylaws; and for any other matter which the Act requires or permits a vote of the Members. To the extent permissible by law, it is the intent of these Bylaws that Members who are given the opportunity to vote by limited proxy, but decline to do so, may grant general powers (including the right to vote with respect to designated agenda items) to the holder of their proxy. No proxy, limited or general, shall be used in the election of Board Members. General proxies may be used for other matters for which limited proxies are not required, and may also be used in voting for non-substantive changes to items for which a limited proxy is required and given. A photographic, photostatic, facsimile, electronic or equivalent reproduction of a signed proxy is a sufficient proxy. Owners may retroactively cure any alleged defect in a proxy by signing a statement ratifying the Owner's intent to cast a proxy vote. The use of proxies is to be liberally construed.

2.8 No Quorum/Adjournment. If any meeting of Members cannot be organized because a quorum is not present, or if insufficient Voting Interests are represented to approve a proposed item of Association business, or in any case where a majority of the Voting Interests present (in person or by proxy) so agree, the Members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present, or enough votes can be cast to decide a question, or the meeting can be reconvened consistent with the intention of the Members in their approval of the adjournment.

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 4 of 22

2.9 Order of Business. The order of business at annual Members' meetings and, as far as applicable at all other Members' meetings, shall be:

2.9.1 Call to order by the President;

2.9.2 At the discretion of the President, appointment by the President of a chairman of the meeting (who need not be a Member or a Director);

2.9.3 Appointment by the Chair of inspectors of election;

2.9.4 Election of Directors;

2.9.5 Calling of the roll, certifying of proxies and determination of a quorum; or, in lieu thereof, certification and acceptance of registration procedures establishing the number of persons present in person or by proxy;

2.9.6 Proof of notice of the meeting or waiver of notice;

2.9.7 Disposal of unapproved minutes;

2.9.8 Reports of Officers;

2.9.9 Reports of Committees;

2.9.10 Unfinished business;

2.9.11 New business;

2.9.12 Adjournment.

2.10 Action Without a Meeting. Anything to the contrary herein notwithstanding, to the extent lawful, any action required to be taken at any annual or special meeting of Members, or any action which may be taken at any annual or special meeting of such Members, may be taken without a meeting, without prior notice, and without a vote if a consent in writing setting forth the action so taken, shall be signed by the requisite number of Voting Interests to approve the action.

3. BOARD OF DIRECTORS.

3.1 Number, Term, and Qualifications. The affairs of the Association shall be governed by a Board composed of five (5) Directors, unless the Board, by written resolution, adopts a different number of Directors, however at no time shall the number of directors be even. All Directors shall be Members or the spouse of a Member. If provided in the Act as amended from time to time, co-owners of a Unit cannot simultaneously serve on the Board, except as

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 5 of 22

permitted by the Act. No more than one natural person may represent any one Unit on the Board at any given time. When a Unit is owned by a corporation, a partnership, limited liability company or similar entity, the Primary Occupant, as designated pursuant to the Declaration of Condominium, and the spouse of the Primary Occupant shall be eligible for Board membership. If the Unit is excused from designation of a Primary Occupant because the entity held title before the effective date of this provision, then any eligible voter, as described in Article 2.6 shall be eligible for Board service. Trustees and beneficiaries of trusts (provided that the beneficiaries reside in the Unit), and the spouses of such persons, shall be considered eligible for Board membership. Persons who have been convicted of any felony in this State or in a United States District or Territorial Court, or who has been convicted of any offense in another jurisdiction that would be considered a felony if committed in this State, are not eligible to serve on the Board, unless such felon's rights have been restored for a period of at least 5 years as of the date on which such person seeks election to the Board. A person who has been suspended or removed by the Division of Florida Condominiums, Timeshares, and Mobile Homes pursuant to the Act, or who is more than 90 days delinquent in the payment of any fee, fine, or special or regular assessment is not eligible for Board membership. All Directors will be elected for a two (2) year term. It is the intention of these Bylaws that a staggered Directorate be maintained. To maintain a staggered Directorate, the Board may hold seats in future elections open for one or two year terms, when necessary or appropriate. In any election where candidates are elected for different terms, those candidates receiving the higher number of votes shall be elected to the lengthier seat. In the event that there is no election, such as in a case where there are fewer pre-qualified candidates than open seats, the Directors who are seated shall agree amongst themselves which shall serve the two-year terms and which shall serve the one-year terms. This decision shall be recorded in the minutes of a duly noticed Board of Directors' meeting. In the event the Directors cannot agree on which among them shall serve the lengthier and shorter seats, the Board shall hold a "run-off" election, wherein those receiving the most votes will be elected to a lengthier term. The term of each Director's service shall extend until their elected term is completed. Resignations of Directors are effective when received by the Association in writing, unless a later date is stated.

3.2 Board Vacancies. Vacancies in the Board of Directors shall be filled by appointment by a majority vote of the remaining Directors for the remainder of the unexpired term as provided in Article 3.1; provided that when a Director has been recalled by the membership, the vacancy created by his removal cannot be filled with the same person as has been removed from the Board, and when a majority of the Board has been recalled, vacancies shall be filled by the membership, as provided by law.

3.3 Organizational Meeting. The organizational meeting of each newly-elected Board of Directors to elect Officers shall be held at such place and time as shall be fixed by the Directors, provided a quorum shall be present. Unless otherwise noticed, the organizational meeting shall be held immediately following the annual meeting of the Members.

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)
Page 6 of 22

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

3.4 Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Directors. Notice of regular meetings, unless fixed by Board resolution, shall be given to each Director personally or by mail, electronic mail, telephone, or facsimile at least two days prior to the day named for such meeting.

3.5 Special Meetings. Special meetings of the Directors may be called by the President and must be called by the Secretary at the written request of any two (2) Directors. Not less than two days' notice of the meeting (except in an emergency) shall be given to each Director personally or by mail, electronic mail, telephone, or facsimile, which notice shall state the time, place, and purpose of the meeting. Twenty percent (20%) of the Voting Interests may petition for the Board to take up an item of business at a regular or special meeting of the Board. Such meeting must be held within 60 days of receipt of the petition. The Board is not required to take any particular action as a result of such petitions.

3.6 Waiver of Notice. Any Director may waive notice of a meeting before, at, or after the meeting and such waiver shall be deemed equivalent to the giving of notice. Attendance by a Director at a meeting shall constitute waiver of notice of the meeting.

3.7 Notice to Owners of Board Meetings. Notice of meetings, which notice shall specifically include an agenda, shall be posted conspicuously as provided in Article 2.3 of these Bylaws at least 48 continuous hours in advance of the meeting for the attention of Members, except in an emergency. If closed circuit television is available, the Board may use same for posting notices, as permitted by law. Meetings at which a regular monthly or quarterly Assessment or Special Assessment is to be considered shall specifically state that Assessments will be considered and the nature, estimated cost, and description of the purpose for such Assessments. However, written notice of any meeting at which non-emergency special assessments, or at which amendment to rules regarding Unit use will be considered, or where the Board will establish the deductible feature of the Association's insurance policies, shall be mailed or delivered (including electronic delivery as provided by law) to the Members and posted conspicuously as provided in Article 2.3 of these Bylaws not less than 14 continuous days prior to the meeting. Evidence of compliance with this 14-day notice shall be by an affidavit executed by the person giving notice, where required by law, and shall be filed among the official records of the Association.

3.8 Owner Participation in Board Meetings. Meetings of the Board of Directors at which a majority of the Board Members are present, shall be open to all Members. Members may not designate third persons, through power of attorney or otherwise, to attend Board meetings, unless agreed to otherwise by the Board. The Member's right to attend Board meetings includes the right to speak with reference to all designated agenda items; provided, however, the Board may adopt reasonable rules governing the frequency, duration, and manner of Member statements. Unless otherwise provided by the Board, each Member is entitled to speak for three minutes with reference to designated agenda items. Board meetings subject to the attorney-client

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 7 of 22

privilege and Board meetings involving personnel matters shall not be subject to Member attendance.

3.9 Board Meetings, Quorum, and Voting. The designation of the agenda for Board meetings shall be at the discretion of the President. However, the President shall be obligated to include any item on the agenda for a Board meeting, if requested, in writing, by two Board Members, and where required due to petition from twenty percent (20%) of the Voting Interests. A quorum at Directors' Meetings shall consist of a majority of the Directors. The acts approved by a majority of the Board of Directors present and voting at a meeting shall constitute the acts of the Board. Directors may not vote by proxy or by secret ballot at Board meetings (except that Directors may vote by secret ballot when electing Officers) and a vote or abstention for each Member present shall be recorded in the minutes. A Director of the Association who abstains from voting on any action taken on any corporate matter shall be presumed to have taken no position with regard to the action. If at any meeting of the Board there be less than a quorum present, or if a quorum exists and a majority of the Directors so approve, the Director(s) present may adjourn the meeting from time to time until a quorum is present and no further notice need be given except for announcement at the meeting as to the date, time, and place of the adjournment. At any adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted. Absent Directors may later sign written joinders in Board actions, but such joinders may not be used for purposes of creating a quorum or counted as official vote for the Board's meeting. Directors may participate telephonically in Board meetings, as provided by law.

3.10 Presiding Officer. The presiding Officer at Directors' meetings shall be the President, and in his absence, the Vice President. In the absence of the presiding Officer, the Directors present shall designate one of their number to preside.

3.11 Director Compensation. Directors shall serve without pay but shall be entitled to reimbursement for expenses reasonably incurred.

4. POWERS AND DUTIES OF THE BOARD OF DIRECTORS. All of the powers and duties of the Association existing under the laws of Florida generally, Florida Not For Profit Corporation Statute, the Condominium Act, and the Condominium Documents, all as amended from time to time, shall be exercised exclusively by the Board of Directors, or its duly authorized agents, contractors, or employees, when said powers and duties have been delegated by the Board, subject only to the approval by Members when such is specifically required. The powers of the Directors shall include, but shall not be limited to, the power:

4.1 To Assess. The Directors shall adopt budgets and make and collect special and periodic Assessments against Owners to defray the costs of the Association.

4.2 To Expend Association Funds. The Directors shall use the proceeds of Assessments in the exercise of its powers and duties.

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 8 of 22

4.3 To Maintain The Condominium Property. The Directors shall maintain, repair, replace, and operate the property within the Condominium.

4.4 To Adopt Regulations. The Directors shall enact and may amend Rules and Regulations concerning the transfer, use, appearance, maintenance, and occupancy of the Units, Common Elements, Limited Common Elements, and Association Property, and to enact rules, policies, and resolutions pertaining to the operation of the Association, subject to any limitations contained in the Declaration of Condominium.

4.5 To Reconstruct After Casualty. The Directors may reconstruct the Units, Common Elements, Limited Common Elements, and Association Property improvements after casualty and to further improve the property, as specified in the Declaration of Condominium..

4.6 To Enforce. The Directors may enforce by legal means the provisions of applicable laws and the Condominium Documents, and may interpret the Condominium Documents, as the final arbiter of their meaning, unless such interpretation is wholly arbitrary, or contrary to law.

4.7 To Contract. The Directors may contract for management, maintenance, and operation of the Condominium.

4.8 To Insure. The Directors shall carry insurance for the protection of the Members and the Association, pursuant to requirements contained in the Declaration of Condominium and the Act.

4.9 To Pay Utility Bills. The Directors shall pay the cost of all utility services rendered to the Condominium and not billed to Owners of individual Units.

4.10 To Hire and Discharge. The Directors may employ personnel and designate other Officers to be paid a reasonable compensation and grant them such duties as seem appropriate for proper administration of the purposes of the Association.

4.11 To Sue and Be Sued. The Directors may bring and defend suits and other proceedings and may exercise its business judgment as to whether the interests of the Association are best served with respect to settlement of a matter or whether a suit or other proceeding should be commenced.

4.12 To Deal in Real and Personal Property. The Directors may make and execute contracts, deeds, mortgages, notes and other evidence of indebtedness, leases, and other instruments by its Officers, and may purchase, own, lease, convey, and encumber real and personal property subject to the provisions of the Declaration. The Directors may grant or modify easements and licenses over the Condominium Property necessary or desirable for proper operation of the Condominium.

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 9 of 22

4.13 To Enter Into Contracts for Products and Services. All contracts for the purchase, lease, or renting of materials or equipment, or which are not to be fully performed within one year, and all contracts for services shall be in writing. As to any such contract which requires payment exceeding 5% of the gross budget (including reserves) except for contracts with employees of the Association, attorneys, accountants, architects, engineers, landscape architects, and community association managers, the Association shall obtain competitive bids unless the products and services are needed as the result of an emergency, or unless the desired supplier is the only source of supply within the County serving the Association. The Association need not accept the lowest bid. If a contract was awarded under the competitive bid procedures of this Article, any renewal of that contract is not subject to such competitive bid requirements if the contract contained a provision that allowed the Board to cancel a contract on thirty days' notice. Materials, equipment, or services provided to a condominium under a local government franchise agreement by a franchise holder are not subject to the competitive bid requirements of this Article.

4.14 To Levy Fines and Suspend Rights. The Directors may, pursuant to Section 718.303 of the Act, impose fines against a Unit not to exceed the maximum permissible by law, and/or suspend the right to use Common Elements, as permitted by the Act, for failure to comply with the provisions of the Board policies and resolutions, the Condominium Documents, including the Rules and Regulations, and applicable laws by Members, their Families, Occupants, Tenants, and Invitees.

4.14.1 A fine may be imposed for each day of continuing violation at the highest rate allowed by law per violation with a single notice and opportunity for hearing, provided that no fine shall in the aggregate exceed the maximum amount permissible by law. A suspension shall be levied and enforceable for a reasonable amount of time, as determined by the Board of Directors, and subject to the approval of the independent committee specified in Article 4.15.3 hereof.

4.14.2 The party against whom the fine and/or suspension is sought to be levied shall be afforded an opportunity for hearing by being given notice of not less than twenty (20) days. Notice shall be effective when mailed by United States Mail, certified, return receipt requested, to the address of the Member listed in the official records of the Association, and as to Tenants, to the mailing address for the Unit. Said notice shall include:

- (a) A statement of the date, time, and place of the hearing;
- (b) A statement of the provisions of the Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, Board policies and resolutions, or laws which have allegedly been violated; and,
- (c) A short and plain statement of the matters asserted by the Association.

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 10 of 22

4.14.3 The party against whom the fine and/or suspension may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the Association. The hearing shall be held before a Committee of Members appointed by the Board, which may not include Board Members nor persons residing in a Board Member's household. If the Committee does not agree with the fine and/or suspension, the fine and/or suspension may not be levied. Should the Association be required to initiate legal proceedings to collect a duly levied fine, or enforce a duly imposed suspension, the prevailing party in an action to collect said fine shall be entitled to an award of costs, and a reasonable attorney's fee incurred before trial (including in connection with the preparation for and conduct of fining and/or suspension hearings), at trial, and on appeal. Members shall be jointly and severally liable for the payment of fines levied against and/or suspension imposed upon Tenants, Guests, Invitees, or other Occupants of a Unit.

4.15 To Appoint Committees. The Directors may appoint Committees and delegate to such Committees those powers and duties of the Association as the Board deems advisable. All Committees and Committee Members shall serve at the pleasure of the Board. Committees of the Association as defined in Section 718.103(7) of the Act, shall conduct their affairs in the same manner as provided in these Bylaws for Board of Director meetings. All other Committees may meet and conduct their affairs in private without prior notice or Owner participation, unless otherwise directed by the Board of Directors.

4.16 To Ensure Fire Safety Compliance. The Directors may accept a Certificate of Compliance from a licensed electrical contractor or electrician as evidence of compliance of the condominium Units with the applicable Fire and Life Safety Code.

4.17 To Approve the Installation of Hurricane Shutters. The Directors shall adopt hurricane shutter specifications for the Condominium which shall include color, style, and other factors deemed relevant by the Board. All specifications adopted by the Board shall comply with the applicable building code, or shall be structured to ensure that installed shutters are in compliance with the applicable building code. The Board shall not refuse to approve the installation or replacement of hurricane shutters conforming to the specifications adopted by the Board, provided that the Board may condition approval upon the Member's agreement to execute appropriate documentation regarding same.

4.19 To Exercise Emergency Powers. In the event of any "emergency" as defined in Article 4.19.10 below, the Board of Directors may exercise the emergency powers described in this Article, and any other emergency powers authorized by Section 617.0207, Florida Statutes (2012), Section 617.0303, Florida Statutes (2012), and Section 718.1265 of the Act, all as amended from time to time.

4.19.1 The Board may name as Assistant Officers persons who are not Directors, which Assistant Officers shall have the same authority as the Executive Officers to whom they are

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 11 of 22

assistant during the period of the emergency, to accommodate the incapacity of any Officer of the Association.

4.19.2 The Board may relocate the principal office or designate alternative principal offices or authorize the Officers to do so.

4.19.3 During any emergency the Board may hold meetings with notice given only to those Directors with whom it is practicable to communicate, and the notice may be given in any practicable manner, including publication or radio. The Director or Directors in attendance at such a meeting shall constitute a quorum.

4.19.4 The Board may change or postpone the annual meeting date to a date and time determined by the Board, even if such change will result in not holding an annual meeting in a particular calendar year, as long as the annual meeting is held no more than eighteen (18) months after the prior annual meeting date.

4.19.5 Corporate action taken in good faith during an emergency under this Article to further the ordinary affairs of the Association shall bind the Association; and shall have the rebuttable presumption of being reasonable and necessary.

4.19.6 The Board may use reserve funds to meet Association needs, and may use reserve funds as collateral for Association loans. The Board may adopt emergency assessments with such notice deemed practicable by the Board.

4.19.7 The Board may adopt emergency Rules and Regulations governing the use and occupancy of the Units, Common Elements, Limited Common Elements, and Association property, with notice given only to those Directors with whom it is practicable to communicate.

4.19.8 Any Officer, Director, or employee of the Association acting with a reasonable belief that his actions are lawful in accordance with these emergency Bylaws shall incur no liability for doing so, except in the case of willful misconduct.

4.19.9 These emergency Bylaws shall supersede any inconsistent or contrary provisions of the Bylaws during the period of the emergency.

4.19.10 For purposes of this Article only, an "emergency" exists only during a period of time that the Condominium, or the immediate geographic area in which the Condominium is located, is subjected to:

4.19.10.1 a state of emergency declared by local civil or law enforcement authorities;

4.19.10.2 a hurricane warning;

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 12 of 22

4.19.10.3 a partial or complete evacuation order;

4.19.10.4 federal or state "disaster area" status;

4.19.10.5 a catastrophic occurrence, whether natural or manmade, which seriously damages or threatens to seriously damage the physical existence of the condominium, such as an earthquake, tidal wave, fire, hurricane, tornado, war, civil unrest, or act of terrorism; or,

4.19.10.6 an unanticipated set of circumstances, which, if not acted upon with immediacy, is likely to cause imminent and significant financial harm to the Association, the Members, the Condominium Property, or Association Property.

4.20 To Enter Into Contracts and Borrow Money. The Directors may make contracts and incur liabilities, borrow money at such rates of interest as the Association may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage and pledge of all or any of its property, franchises, or income.

4.21 To Appoint a Community Representative. The Directors shall have the authority to appoint a Unit Owner as the Association's representative to the Community I Board. The representative is to provide the Association with all information from the Community I Board that affects the Association. In the event the Board fails to appoint a representative, the representative shall be the President.

5. OFFICERS.

5.1 Executive Officers. The executive Officers of the Association shall be the President, one or more Vice Presidents, a Secretary and a Treasurer, all of whom shall be elected annually by and from the Board of Directors, and who may be peremptorily removed by a majority vote of the Directors at any meeting. Any person may hold two or more offices except that the President shall not also be the Secretary. The Board of Directors may also appoint such Assistant Officers as may be desired. Assistant Officers need not be Directors.

5.2 President — Powers and Duties. The President shall be the Chief Executive Officer of the Association, shall preside at all meetings of the Board of Directors and Association meetings. The President shall have general supervision over the affairs of the Association and shall have all of the powers and duties which are usually vested in the office of President of a corporation.

5.3 Vice-President — Powers and Duties. The Vice-President shall, in the absence or disability of the President, exercise the powers and perform the duties of the President. He

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 13 of 22

shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Directors.

5.4 Secretary — Powers and Duties. The Secretary shall keep the minutes of all proceedings of the Directors and the Members. He shall attend to the giving and serving of all notices to the Members and Directors and other notices required by law. He shall have custody of the seal of the Association and affix the same to instruments requiring a seal when duly signed. He shall keep and have custody of the records of the Association, except those of the Treasurer. He shall perform all other duties incident to the office of Secretary of the Association and as may be required by the Directors or the President.

5.5 Treasurer — Powers and Duties. The Treasurer shall have custody of all property of the Association, including funds, securities, and evidences of indebtedness. He shall keep the Assessment rolls and accounts of the Members. He shall keep the books of the Association in accordance with good accounting practices and shall perform all other duties incident to the office of the Treasurer of a corporation.

5.6 Officers' Compensation. Officers shall not be entitled to compensation for service as such, but shall be entitled to reimbursement of expenses reasonably incurred. This provision shall not preclude the Board of Directors from employing an Officer or Director as an agent or employee of the Association.

6. INDEMNIFICATION.

6.1 Indemnity. The Association shall indemnify any Officer, Director, or Committee Member who was or is a party or is threatened to be made a party to any threatened, pending, or contemplated action, suit or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that he is or was a Director, Officer, or Committee Member of the Association, against expenses (including attorney's fees and appellate attorney's fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit, or proceeding, unless (i) a court of competent jurisdiction finally determines, after all appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (ii) such court also determines specifically that indemnification should be denied. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of *nolo contendere* or its equivalent shall not, of itself, create a presumption that the person failed to act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful. It is the intent of the membership of the Association, by the adoption of this provision, to provide the most comprehensive

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 14 of 22

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

indemnification possible to their Officers, Directors, and Committee Members as permitted by Florida law.

6.2 Defense. To the extent that a Director, Officer, or Committee Member of the Association has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in Article 6.1 above, or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses (including attorney's fees and appellate attorney's fees) actually and reasonably incurred by him in connection therewith.

6.3 Advances. Reasonable expenses incurred in defending a civil or criminal action, suit, or proceeding shall be paid by the Association in advance of the final disposition of such action, suit, or proceeding upon receipt of an undertaking by or on behalf of the affected Director, Officer, or Committee Member to repay such amount if it shall ultimately be determined that he is not entitled to be indemnified by the Association as authorized by this Article 6.

6.4 Miscellaneous. The indemnification provided by this Article 6 shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any Bylaw, agreement, vote of Members, or otherwise, and shall continue as to a person who has ceased to be a Director, Officer, or Committee Member and shall inure to the benefit of the heirs and personal representatives of such person.

6.5 Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, Officer, Committee Member, employee, or agent of the Association, or a Director, Officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the duty to indemnify him against such liability under the provisions of this Article.

7. MINUTES AND INSPECTION OF RECORDS. Minutes of all meetings of Members and of the Board of Directors shall be kept in a business-like manner. These, plus records of all receipts and expenditures and all other official records, as defined in Section 718.111(12) of the Act, shall be available for inspection by Members and Board Members at all reasonable times. Provided, however, that the Directors may adopt reasonable rules regarding the frequency, time, location, notice, and manner of record inspections and any copying.

8. FISCAL MANAGEMENT.

8.1 Budget. The budget shall be adopted by the Board. A proposed annual budget of Common Expenses and anticipated revenues shall be prepared by the Board of Directors which shall include all anticipated income/revenue and expenses for operation, maintenance, and administration of the Condominium. The proposed budget may also include expenses of security,

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 15 of 22

in-house communications, Directors and Officers insurance, transportation services, bulk cable or master antenna television, and interior pest control, all of which are declared to be Common Expenses under these Bylaws. The proposed budget shall include reserves per Section 718.112(2)(f)2 of the Act, the funding of which may be waived or reduced by a vote of a majority of the Voting Interests present (in person or by proxy) and voting at a duly noticed meeting of the Association, or by written agreement of a majority of the entire Voting Interests. Reserve funds and any accrued interest on the funds shall remain in the reserve account for authorized reserve expenditures, unless their use for other purposes is approved in advance by a vote of the majority of the Voting Interests present (in person or by proxy) and voting at a duly called meeting of the Association, or by the written approval of a majority of the entire Voting Interests. The budget may contain a reasonable allowance for contingencies and provide funds for all operating expenses previously incurred. If at any time a budget shall prove insufficient, it may be amended by the Board of Directors for the remaining portion of the fiscal year, provided that notice of the Board meeting at which the revised budget will be considered along with a copy of the proposed revisions to the budget shall be mailed to each Member as provided in Article 8.2 hereof.

If an adopted budget requires Assessments against the Units in any fiscal year which exceed 115 percent of the Assessments for the preceding fiscal year, the Board shall conduct a special meeting of the Members to consider a substitute budget if the Board receives, within 21 days after adoption of the annual budget, a written request for a special meeting from at least 10 percent of all Voting Interests. The special meeting shall be conducted within 60 days after adoption of the annual budget. At least 14 days prior to such special meeting, the Board shall hand deliver to each Member or mail to each Member at the address last furnished to the Association, a notice of the meeting. An Officer or manager of the Association, or other person providing notice of such meeting shall execute an affidavit evidencing compliance with this notice requirement. Such affidavit shall be filed among the official records of the Association. At the special meeting, Members shall consider and enact a substitute budget. The adoption of the substitute budget requires a vote of not less than a majority vote of all the Voting Interests. If a meeting of the Members has been called and a quorum is not attained or a substitute budget is not adopted by the Members, the budget adopted by the Board of Directors goes into effect as scheduled. In determining whether Assessments exceed 115 percent of similar Assessments in prior years, any authorized provisions for reasonable reserves for repair or replacement of the Condominium Property, anticipated expenses by the Association which are not anticipated to be incurred on a regular or annual basis, or Assessments for betterments to the Condominium Property must be excluded from the computation.

8.2 Mailing and Posting. A copy of the proposed annual budget shall be mailed or hand-delivered to the Members not less than 14 days prior to the meeting of the Directors at which the budget will be adopted together with a notice of the meeting. Electronic notice transmitted to the address furnished by the Unit Owner for such purpose is acceptable where permissible by law. The notice shall also be posted in a conspicuous location on the

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 16 of 22

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

Condominium Property as provided by law. The Board may include notice of its meeting to set the insurance deductible with notice of the budget meeting.

8.3 Assessments. The annual shares of the Units of the Common Expenses shall be made payable in installments due monthly or quarterly (as determined by the Board) in advance and shall become due on the first day of each such period and shall become delinquent 10 days thereafter. No invoice need be sent by the Association, although the Association may do so. The Association shall have the right to accelerate Assessments of an Owner delinquent in the payment of Common Expenses. Accelerated Assessments shall be due and payable on the date a claim of lien is filed and may include the amounts due for the remainder of the fiscal year for which the claim of lien was filed.

8.4 Special Assessments. Special Assessments for Common Expenses which are not funded through the budget may be made by the Board of Directors, and the time of payment shall likewise be determined by them. Notice of the Board meeting at which such Assessments shall be considered shall be posted and mailed to each Member as provided in Article 3.7 hereof, except in the event of an emergency. The funds collected pursuant to a Special Assessment shall be used only for the specific purpose or purposes set forth in such notice. However, upon completion of such specific purpose or purposes, any excess funds will be considered Common Surplus, and may, at the discretion of the Board, either be returned to the Members or applied as a credit towards future Assessments.

8.5 Assessment Roll. The Assessments for Common Expenses and Charges shall be set forth upon a roll of the Units which shall be available for inspection at all reasonable times by Members. Such roll shall indicate for each Unit the name and address of the Owner, and the Assessments and Charges paid and unpaid. A certificate made by a duly authorized representative of the Association or by the Board of Directors as to the status of a Unit's account may be relied upon for all purposes by any person for whom made.

8.6 Liability for Assessments and Charges. A Member shall be liable for all Assessments and Charges coming due while the Owner of a Unit, and such Member and Member's grantees or successors after a conveyance or other transfer of title shall be jointly and severally liable for all unpaid Assessments and Charges due and payable up to the time of such voluntary conveyance. Liability may not be avoided by waiver of the use or enjoyment of any Common Elements or Association Property or by abandonment of the Unit for which the Assessments or Charges are due. Where a mortgagee holding a first mortgage of record obtains title to a Unit by foreclosure, such mortgagee shall be liable for such Unit's unpaid Assessments, Charges, or share of the Common Expenses which became due prior to acquisition of such mortgagee's title as provided in the Act. Such mortgagee or its successors and assigns are liable for all Assessments and Charges accruing after their taking of title.

8.7 Liens for Assessments. The unpaid portion of an Assessment, including an accelerated Assessment which is due, together with all costs, collection expenses, interest, late

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 17 of 22

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

fees, and reasonable attorney's fees for collection, including appeals, shall be secured by a continuing lien upon the Unit.

8.8 Lien for Charges. Unpaid Charges due to the Association together with costs, interest, late fees, expenses and reasonable attorney's fees shall be secured by a common law and contractual lien upon the Unit and all appurtenances thereto when a notice claiming the lien has been recorded by the Association.

8.9 Collection — Interest; Administrative Late Fee; Application of Payments. Assessments or Charges paid on or before ten days after the date due shall not bear interest, but all sums not paid on or before ten (10) days shall bear interest at the highest rate permitted by law from the date due until paid. In addition to such interest the Association may charge an administrative late fee in an amount not to exceed the greater of \$25 or 5% of each installment of the Assessment for which payment is received more than ten (10) days after the date due, or the maximum late fee permissible by law. The Association may also accelerate all Assessments or Charges which are accrued, but not yet due, in the manner provided by law. All payments upon account shall be first applied to interest, then the late fee, then to any costs and collection expenses and reasonable attorney's fees incurred, and then to the Assessment payment first due.

Except as otherwise provided in the Act, no lien may be filed by the Association against a Condominium Unit until thirty (30) days after the date on which a notice of intent to file a lien has been delivered to the Owner pursuant to Section 718.121(4) of the Act.

8.10 Collection — Suit. The Association, at its option, may enforce collection of delinquent Assessments or Charges by suit at law, by foreclosure of the lien securing the Assessments or Charges, or by any other remedy available under the laws of the State of Florida, and in any event the Association shall be entitled to recover the payments which are delinquent at the time of collection, judgment, or decree, together with those which have become due by acceleration or which have thereafter become due, plus interest thereon, and all costs and expenses incident to the collection and the proceedings, including reasonable attorney's fees, incurred before trial, at trial, and on appeal. The Association may attach rental income for delinquent Units and may withhold approval for the sale, lease, or other transfer of a Unit, or any interest therein, until all past due Assessments, interest, late fees, costs, and attorney's fees have been paid in full. The Association must deliver or mail by certified mail to the Member written notices of its intention to file a lien and to foreclose the lien, as provided by law.

8.11 Association Depository. The Depository of the Association in which the funds of the Association shall be deposited, shall be financial institutions authorized to do business in Florida which carry FDIC insurance or equivalent private insurance provided that such insurance is backed by the full faith and credit of the United States of America. Alternatively, the Association may deposit funds with brokerage houses or institutions which are members of the National Association of Securities Dealers, Inc. and insured by industry insurance backed by the full faith and credit of the United States of America. Principal of Association funds, whether

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 18 of 22

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

reserves or operating funds, may not be placed at risk for investment purposes. Withdrawal of money from those accounts shall be only by checks or other withdrawal instruments signed by those persons as are authorized by the Directors or by electronic transfer protocols approved by the Board of Directors.

8.12 Commingling of Funds. All funds of the Association shall be maintained separately in the Association's name. No community association manager or business entity required to be licensed or registered under Section 468.432, Florida Statutes (2012), as amended from time to time, no agent, employee, Officer, or Director of the Association shall commingle any Association funds with his funds or with the funds of any other condominium association or community association as defined in Section 468.431, Florida Statutes (2012), as amended from time to time, or with those of any other entity. Reserve funds and operating funds of the Association may be commingled for investment purposes, as provided by law.

8.13 Financial Reports. A complete financial report of actual receipts and expenditures of the Association shall be made annually which shall comply with Rule 61B-22, Florida Administrative Code (2012), as amended from time to time, and with Section 718.111(13) of the Act.

8.14 Fidelity Bonding. The Association shall obtain and maintain adequate fidelity bonding in the minimum principal sum set forth in the Act, for each person (whether or not a Director) who controls or disburses Association funds, and the President, Secretary and Treasurer. The Association shall bear the cost of bonding of Directors and Officers. In the case of a community association manager or management firm, the cost of bonding may be allocated as the parties may agree. All persons providing management services to the Association, or otherwise having the authority to control or disburse Association funds, shall provide the Association with a certificate of insurance evidencing compliance with this paragraph, naming the Association as an insured under said policy.

9. PARLIAMENTARY RULES. Robert's Rules of Order (latest edition) shall be used as a general, non-binding guide in the conduct of Members' meetings, Board meetings, and Committee meetings to ensure fairness, impartiality, and respect for minority views without unduly burdening majority rights. Meetings shall also be conducted in accordance with these Bylaws and the procedures established by the Board from time to time, including the form of voting documents to be used. The ruling of the Chair of the meetings unless he or the Board of Directors designates a third person, as Parliamentarian, shall be binding on all matters of procedure, unless contrary to law.

10. BYLAW AMENDMENTS. Amendments to the Bylaws shall be adopted in the following manner:

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 19 of 22

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

10.1 Proposal of Amendments. An amendment may be proposed by the President of the Association, a majority of the Directors, or by twenty-five percent (25%) of the entire Voting Interests.

10.2 Proposed Amendment Format. Proposals to amend existing Bylaws shall contain the full text of the article to be amended. New words shall be underlined and words to be deleted shall be ~~lined through~~ with hyphens. If the proposed change is so extensive that this procedure would hinder rather than assist understanding, a notation must be inserted immediately preceding the proposed amendment saying, "SUBSTANTIAL REWORDING OF BYLAWS. SEE BYLAW NUMBER _ FOR PRESENT TEXT."

10.3 Notice. The subject matter of proposed amendments shall be included in the notice of any meeting at which a proposed amendment is to be considered or in connection with documentation for action without a meeting.

10.4 Adoption of Amendments. A resolution for the adoption of a proposed amendment may be adopted by a vote of two-thirds (2/3^{rds}) of the Voting Interests of the Association present (in person or by proxy) and voting at a duly noticed meeting at which a quorum is present, or by the written agreement of two-thirds (2/3^{rds}) of the entire Voting Interests. Amendments correcting errors, omissions or scrivener's errors may be executed by the Officers of the Association, upon Board approval, without need for Association membership vote.

10.5 Effective Date. An amendment when adopted shall become effective after being recorded in the Lee County Public Records according to law.

10.6 Automatic Amendment. These Bylaws shall be deemed amended, if necessary, so as to make the same consistent with the provisions of the Declaration of Condominium or the Articles of Incorporation. Whenever the Act, Chapter 617, Florida Statutes, or other applicable statutes or administrative regulations, as amended from time to time, are amended to impose procedural requirements less stringent than set forth in these Bylaws, the Board may operate the Association pursuant to the less stringent requirements. The Board of Directors without a vote of the Owners, may adopt by majority vote, amendments to these Bylaws as the Board deems necessary to comply with such operational changes as may be enacted by future amendments to Chapters 607, 617, and the Act, or such other statutes or administrative regulations as required for the operation of the Association, all as amended from time to time.

10.7 Proviso. Provided, however, that no amendment shall change the configuration of any Unit or the share in the Common Elements appurtenant to it, or increase the Owner's proportionate share of the Common Expenses, unless the record Owner of the Unit concerned and all record Owners of the mortgages on such apartment shall join in the execution of the amendment, and all other Members approve the amendment.

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 20 of 22

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

11. DISPUTE RESOLUTION.

11.1 Mandatory Arbitration. If unresolved, disputes between the Board and Members as defined in Section 718.1255(1) of the Act, must be arbitrated in mandatory non-binding arbitration proceedings as provided in the Condominium Act prior to commencing litigation, so long as the Condominium Act requires such arbitration.

11.2 Member Inquiries. When a Member files a written inquiry by certified mail with the Board, the Board shall respond in writing to the Member within 30 days of receipt of said inquiry. The Board's response shall either give a substantive response to the inquirer, or notify the inquirer that legal advice has been requested, or notify the inquirer that advice has been requested from the Association's counsel or the Division. If the Board requests advice from the Division, the Board shall, within ten days of its receipt of the advice, provide in writing a substantive response to the inquirer. If a legal opinion is requested, the Board shall, within 60 days after the receipt of the inquiry, provide in writing a substantive response to the inquirer. The failure to provide a substantive response to the inquirer as provided herein precludes the Association from recovering attorney's fees and costs in any subsequent litigation, administrative proceeding, or arbitration arising out of the inquiry. Absent a different rule adopted by the Board of Directors, the Board shall only be obligated to respond to one inquiry per month pertinent to any particular Unit. In the event of a grievance of a Member against the Association, the Board of Directors, or a Member thereof, written notice in detail of the grievance shall be given the Directors prior to the institution of litigation, (including but not limited to arbitration) and they shall be allowed a period of 30 days in which to resolve the grievance.

11.3 Other Remedies. Nothing herein shall preclude the Association from pursuing any remedy for the violation of the Condominium Documents or disputes with a Member or other party as may be available to the Association under the laws of the State of Florida or the Condominium Documents.

12. MISCELLANEOUS. The following miscellaneous provisions shall apply to these Bylaws and the Condominium Documents.

12.1 Conflicts. The term "Condominium Documents," as used in these Bylaws and elsewhere shall include the Declaration of Condominium, Articles of Incorporation, these Bylaws, the Rules and Regulations of the Association, the Plats, Surveys, Plot Plans, and graphic descriptions of improvements of record, and all other exhibits to the original Declaration of Condominium. In the event of a conflict between the language in the Declaration of Condominium and the graphic descriptions of record, the graphic description of record shall control. In the event of a conflict between language in any of the other Condominium Documents, the following priorities shall control:

1. Declaration of Condominium;

Exhibit "C" to Amended and Restated Declaration of Condominium
(Amended and Restated Bylaws)

Page 21 of 22

2. Articles of Incorporation;
3. Bylaws; and,
4. Rules and Regulations.

12.2 Gender. The use of the term “he,” “she,” “his,” “hers,” “their,” “theirs” and all other similar pronouns should be construed to include all genders and encompass the plural as well as the singular.

12.3 Severability. In the event that any provisions of these Bylaws is deemed invalid, the remaining provisions shall be deemed in full force and effect.

ACTIVE: 8007949_2

AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM
OF
KELLY GREENS TERRACE CONDOMINIUM III

RECITALS:

In a Declaration of Condominium recorded at O.R. Book 2023, Page 219 *et seq.* of the Lee County Public Records on October 14, 1988, the Condominium Developer did submit to condominium ownership pursuant to Chapter 718, Florida Statutes, known as the Condominium Act, that property situated in Lee County, Florida, more particularly described as follows:

A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, BEING PART OF TRACT 11, KELLY GREENS UNIT TWO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 11; THENCE RUN S.01°07'18"E. ALONG THE WEST LINE OF TRACT 11 FOR 385.00 FEET; THENCE RUN N.88°52'42"E. ALONG THE SOUTH LINE OF SAID TRACT 11 FOR 599.09 FEET TO THE POINT OF BEGINNING; THENCE RUN N.01°07'18"W. FOR 161.67 FEET; THENCE RUN N.88°52'42"E. FOR 32.59'; THENCE RUN S.86°23'29"E. FOR 33.14 FEET TO REFERENCE POINT "A;" THENCE CONTINUE S.86°23'29"E. FOR 238.56 FEET; THENCE RUN N.14°30'40"E. FOR 7.60 FEET; THENCE RUN S.57°47' 15"E. FOR 169.70 FEET TO THE EAST LINE OF SAID TRACT 11; THENCE RUN S.14°30'40"W. ALONG SAID EAST LINE FOR 89.50 FEET TO THE SOUTH LINE OF TRACT 11; THENCE RUN N.86°23'29"W. ALONG SAID SOUTH LINE FOR 365.38 FEET; THENCE RUN S.88°52'42"W. FOR 25.91 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: COMMENCING AT REFERENCE POINT "A" DESCRIBED ABOVE; THENCE RUN N.03°36'31"E. FOR 30.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N.03°36'31"E. FOR 20.00 FEET; THENCE RUN S.86°23'29"E. FOR 160.00 FEET; THENCE RUN S.03°36'31"W. FOR 20.00 FEET; THENCE RUN N.86°23'29"W. FOR 160.00 FEET TO THE POINT OF BEGINNING.

Said Declaration was subsequently amended as follows:

Amendment recorded at O.R. Book 2023, Page 3513 *et seq.*, Lee County Public Records;
and

Amendment recorded at O.R. Book 3110, Page 3251 *et seq.*, Lee County Public Records.

Amended and Restated Declaration of Condominium
Page 1 of 42

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

The submission of the land to the condominium form of ownership by that document is and will remain effective. By adoption of this Amended and Restated Declaration of Condominium (hereinafter "Declaration"), the Association Members hereby adopt certain amendments to the Declaration of Condominium and amendments thereof and hereby restate the Declaration in its entirety. By adoption of this Declaration, the Members of the Association ratify governance of the property described above and in Exhibit "A" hereto under the condominium form of ownership and the provisions of the Condominium Act, as defined in Article 1.1 hereof.

1. **DEFINITIONS.** As used herein or elsewhere in the Condominium Documents, unless otherwise provided, the terms used shall be as defined in the Act and as herein provided:

1.1 **"Act" or "Condominium Act"** means the Condominium Act (Chapter 718, Florida Statutes, 2012), as it now exists or as it may be amended from time to time, including the definitions therein contained.

1.2 **"Articles"** means the Articles of Incorporation as attached hereto as Exhibit "B," as they may be amended from time to time.

1.3 **"Assessment"** means a share of the funds required for the payment of Common Expenses, which from time to time is assessed against the Units.

1.4 **"Association"** means KELLY GREENS TERRACE CONDOMINIUM III ASSOCIATION, INC., a Florida Corporation Not For Profit, the entity responsible for the operation of the Condominium.

1.5 **"Association Property"** means all property owned by the Association for the use and benefit of the Unit Owners.

1.6 **"Board of Directors" or "Board" or "Directors"** means the representative body which is responsible for the administration of the Association's affairs, and which is the same body that is sometimes referred to in the Condominium Act as the "Board of Administration."

1.7 **"Building"** means the structures in which the Units and portions of the Common Elements are located.

1.8 **"Bylaws"** mean the Bylaws of the Association as attached hereto as Exhibit "C," as they may be amended from time to time.

1.9 **"Casualty"** for the purposes of this Declaration, and not for the purpose of construing coverage between any insurer and insured, means an event which causes damage to the Condominium Property due to some sudden, fortuitous cause, including (but not limited to) fire, flood, hail, wind, rain, vandalism, explosion, or bursting pipes, but does not include progressive decay or corrosion, or slow or continuous leaks.

1.10 “Charge” means any legal or equitable indebtedness or sums owed to or due to the Association, incurred by, or on behalf of, a Unit Owner, other than Assessments for Common Expenses. Said obligations may arise by oral or written contract, by law or in equity, or may be created by these Condominium Documents.

1.11 “Common Elements” means and includes:

1.11.1 The portions of the Condominium Property not included within the Units.

1.11.2 Easements through Units for conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility and other services to Units and the Common Elements.

1.11.3 An easement of support in every portion of a Unit which contributes to the support of the Building, including but not limited to all load bearing interior walls within the Units.

1.11.4 The property and installations required for the furnishing of utilities and other services to more than one Unit or to the Common Elements.

1.11.5 Any other parts of the Condominium Property designated as Common Elements in this Declaration.

1.12 “Common Expenses” means those expenses for which Unit Owners are liable to the Association, including but not limited to expenses of administration, maintenance and operation, repair and replacement of Common Elements, and such other expenses as may be declared expenses either by this Declaration, the Articles of Incorporation, the Bylaws or by the Association. Bulk interior pest control for Units, if provided by the Association is a Common Expense. Common Expenses include, but are not limited to, such items as cost of premiums for property and public liability insurance, repairs, replacements and expenses of upkeep, lawn service, utility bills that are not separately metered to individual Units, pool service, recreational facilities and activities, janitor service, accounting and legal fees, wages and fees for managerial and other services, and reasonable and adequate reserves, all as may be required in the maintenance and management of this Condominium. The expenses of communications services as defined in Chapter 202, information services, or Internet services, are specifically considered a Common Expense, if so designated by the Board. Common Expenses also include reasonable insurance for Directors and Officers, road maintenance and operation expenses, and security services, which are reasonably related to the general benefit of the Unit Owners even if such expenses do not attach to the Common Elements or Condominium Property. Common Expenses also include the expenses of any items or services required by any federal, state, or local governmental entity to be installed, or supplied to the Condominium Property by the Association, including, but not limited to, fire safety equipment or water and sewer service where a master meter services the Condominium.

1.13 "Common Surplus" means the excess of all receipts of the Association, including, but not limited to, Assessments, rents, profits and revenues on account of the Common Elements, above the amount of the Common Expenses. Common Surplus shall be determined in the same manner as Common Expenses.

1.14 "Community Association" means KELLY GREENS COMMUNITY ASSOCIATION I, INC. is a non-profit corporation and not a condominium Association which shall own, operate and maintain certain recreational facilities and common properties. The Declaration of Covenants, Conditions and Restrictions for KELLY GREENS COMMUNITY ASSOCIATION I, INC. and all exhibits thereto are recorded in Official Records of Lee County, Florida.

1.15 "Condominium Documents" means this Declaration; the Surveyor's Plat and Site Plans, hereinafter collectively referred to as "the Plat" or "Condominium Plat," copies of which are attached hereto as Exhibit "A;" Articles of Incorporation of Kelly Greens Terrace Condominium III Association, Inc. attached hereto as Exhibit "B;" Bylaws attached hereto as Exhibit "C;" and Rules and Regulations. The Rules and Regulations need not (but may) be recorded in the County Public Records in order to be valid.

1.16 "Condominium Parcel" means a Unit together with the undivided share in the Common Elements which is appurtenant to said Unit and when the context permits, the term includes all of the appurtenances to the Unit.

1.17 "Condominium Property" means the land and property interests subjected to condominium ownership under this Declaration, all improvements on the land as depicted in the Surveyor's Plat, or replacement thereof of like kind and quality, and alterations or additions made to the Common Elements or Association Property by the Association and all easements and rights appurtenant thereto intended for use in connection with the Condominium. Additions or alterations made to the Units or Common Elements by Unit Owners (or their predecessors in title) are not part of the Condominium Property. References in the Condominium Documents to Condominium Property shall include Association Property, unless indicated otherwise.

1.18 "County" means the County of Lee, State of Florida.

1.19 "Declaration" or "Declaration of Condominium" means this instrument, and as it may be amended from time to time.

1.20 "Domestic Partners" means two adults who have chosen to share their lives in a committed relationship that includes a mutual and exclusive commitment to each other's well-being, wherein each partner shares the same permanent address, have no blood relationship that would preclude marriage in the State of Florida, are of the age of legal majority, are jointly responsible for each other's common welfare, share financial interdependence and mutual obligation akin to those of marriage. Domestic Partners shall be considered as married individuals for the purpose of the Declaration.

Amended and Restated Declaration of Condominium
Page 4 of 42

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

1.21 “Family” or “Single Family” shall refer to any one of the following:

1.21.1 One natural person, his spouse or Domestic Partner, if any, and their custodial children, if any.

1.21.2 Not more than two natural persons not meeting the requirement of Article 1.20.1 above, but who customarily and continuously reside together as a single housekeeping Unit, and the custodial children of said parties, if any.

1.21.3 The reference to “natural” herein is intended to distinguish between an individual and a corporation or other artificial entity. “Family member” is a person who resides in a Unit as part of the Owner’s Family, but is not a title holder.

1.22 “Fractional Ownership” or “Unit Sharing” means any arrangement (whether written or verbal) whereby multiple individuals, artificial entities, or other combinations acquire title to a Unit (or any other possessory or use right in a Unit) with the intention of allocating use rights among legal or beneficial owners, whether pursuant to verbal or written agreements, regarding the sharing of use and possession rights for a Unit.

1.23 “Guest” means any person who is not the Unit Owner or a Tenant or a member of the Owner’s or Tenant’s Family, who is physically present in, or occupies the Unit on a temporary basis at the invitation of the Owner or other legally permitted occupant, without the payment of consideration.

1.24 “Insurable Improvements” shall mean the “Buildings” as defined in Article 1.7 of this Declaration, less upgrades or additions by Unit Owners (or their predecessors in title) and those portions of the Condominium Property required by the Act to be insured by the Association. If a Unit Owner has replaced any glass with impact glass which meets the applicable code at the time of such replacement, such glass and its related framework shall be considered part of the Insurable Improvements, unless prohibited by law.

1.25 “Invitee” a person or persons allowed entry for the purpose of conducting business with a Unit’s occupant, or otherwise entering the Condominium Property on a temporary basis at the express or implied consent of the Unit Owner, including contractors, workmen, delivery persons, domestic assistants and health care assistants.

1.26 “Lease,” when used in the context of the renting of Units, means the grant by a Unit Owner of a right of use of the Owner’s Unit for consideration.

1.27 “Lien for Charges” means a lien which is recorded to secure a Charge.

1.28 “Limited Common Elements” means those Common Elements which are reserved for the use of a certain Unit or Units to the exclusion of all other Units, as specified in the Declaration. References herein to Common Elements shall include all Limited Common

Elements, unless the context would prohibit or it is otherwise expressly provided. Whenever a portion of the Condominium Property naturally and exclusively services a particular Unit, and where the area in question lies outside of the boundaries of the Unit, the delegation of maintenance responsibility for the area (by way of example, but not limitation, air conditioning compressors) shall serve to define the area as a Limited Common Element.

1.29 “Limited Common Expenses” means those expenses affiliated with the maintenance, repair, replacement, or reconstruction after Casualty of a Limited Common Element, the costs of which are assessed only against the benefiting Unit Owner(s), as authorized by Section 718.113(1) of the Act, and if so provided in this Declaration.

1.30 “MASTER ASSOCIATION” means the KELLY GREENS MASTER ASSOCIATION, INC. is a non-profit corporation and not a condominium association which shall be responsible for the maintenance and preservation of values of the common properties. The Master Declaration of Covenants, Conditions and Restrictions for KELLY GREENS and all exhibits thereto and as amended are recorded in Official Records Book 1958 at Pages 4732 through 4799, inclusive, of the Public Records of Lee County, Florida.

1.31 “Member” means the record Owner(s) of legal title to a Unit.

1.32 “Occupant” when used in connection with a Unit, means a person who is physically present in a Unit on two or more consecutive days, including staying overnight for one night.

1.33 “Primary Occupant” means a natural person designated for occupancy of a Unit when title to the Unit is held in the name of two or more persons who are not husband and wife, or Domestic Partners, or by a trustee or a corporation or other entity which is not a natural person, except where the content clearly indicates otherwise, the term “Owner” shall include “Primary Occupant.”

1.34 “Rules and Regulations” means those rules and regulations promulgated by the Board of Directors, governing the use, occupancy, alteration, maintenance, transfer and appearance of Units, Common Elements and Limited Common Elements, and the operation and administration of the Association, subject to any limits set forth in the Declaration of Condominium.

1.35 “Tenant” or “Lessee” means a person occupying a Unit, other than the Owner, whether pursuant to a verbal or written agreement, where said occupancy by the non-owner involves consideration, the payment of money, the exchange of goods and services, etc. The term “Tenant” shall be used interchangeably with “Lessee.”

1.36 “Unit” means a part of the Condominium Property subject to exclusive ownership.

1.37 "Unit Owner" or "Owner" means the record Owner of a Condominium Parcel.

1.38 "Utility Services" as used in the Condominium Act and as construed with reference to this Condominium, and as used in the Declaration and Bylaws, shall include but not be limited to electric power, gas, hot and cold water, heating, refrigeration, air conditioning and garbage and sewage disposal.

1.39 "Voting Interests" means and refers to the arrangement established in the Condominium Documents by which the Owners of each Unit collectively are entitled to one vote in the Association matters. There are 30 Units, so the total number of Voting Interests is 30.

2. STATEMENT OF CONDOMINIUM DECLARATION. U.S. HOME CORPORATION, a Delaware Corporation, submitted the property described in Exhibit "A" hereto and as described above to condominium ownership in accordance with Florida Statutes.

3. CONDOMINIUM NAME. The name by which this Condominium is identified is "Kelly Greens Terrace Condominium III."

4. UNIT IDENTIFICATION. The identification of each Unit shall be by number and shall be as indicated on the Plat, Exhibit "A."

5. SURVEY AND GRAPHIC DESCRIPTION. A survey of the land previously submitted to condominium ownership and a plat thereof describing each Unit, Common Elements and their relative location and the approximate dimensions of each Unit are as shown on the Plat which is attached as Exhibit "A."

6. VOTING RIGHTS; OWNERSHIP OF COMMON ELEMENTS. The voting rights of the Owner of each Unit shall be 1/30th (one Voting Interest per Unit). Voting rights may be suspended pursuant to the terms of the Condominium Documents and/or Florida Law. The sharing of Common Expenses and ownership of Common Elements and Common Surplus shall be on a 1/30th basis. Suspension of voting rights shall not affect the basis for which Common Expenses are shared or Common Elements and Common Surplus owned. However, suspended Voting Interests shall be subtracted from the total number of votes required when calculating any required vote or quorum during the period for which said Voting Interest is suspended. The undivided share of ownership of the Common Elements and Common Surplus appurtenant to a Unit cannot be conveyed or separately hypothecated. As long as the Condominium exists, the Common Elements cannot be partitioned. The shares in the funds and assets of the Association cannot be assigned by a Unit Owner, pledged or transferred except as an appurtenance to the Units.

7. EASEMENTS.

7.1 Easements. Each of the following easements and easement rights is reserved through the Condominium Property and is a covenant running with the land of the

Amended and Restated Declaration of Condominium
Page 7 of 42

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

Condominium, and notwithstanding any of the other provisions of this Declaration, may not be revoked and shall survive the exclusion of any land from the Condominium, unless released in connection with termination of the Condominium. None of these easements may be encumbered by any leasehold or lien other than those on the Condominium Parcels. Any lien encumbering these easements shall automatically be subordinate to the rights of the Unit Owners with respect to such easements.

7.2 Utility and Other Easements. The Association, through the Board of Directors, has the power, without joinder of any Unit Owner, to grant, modify or move easements such as electric, gas, cable television, or other communications, information or internet services, or other access, utility or service easements, or relocate any existing easements, in any portion of the Condominium Property or Association Property, as the Board shall deem necessary or desirable for the proper operation and maintenance of the Condominium. Such easements, or the relocation of existing easements, may not prevent or unreasonably interfere with the use of the Units. The Association, through the Board of Directors, may also transfer title to utility-related equipment, facilities or material, and may take any other action to satisfy the requirements of any utility company or governmental agency.

7.3 Encroachments. If any Unit encroaches upon any of the Common Elements or upon any other Unit for any reason other than the intentional act of the Unit Owner, or if any Common Element encroaches upon any Unit, then an easement shall exist to the extent of that encroachment as long as the encroachment exists.

7.4 Ingress and Egress. A non-exclusive easement shall exist in favor of each Unit Owner and Occupant, their respective Guests, Tenants, and Invitees for pedestrian traffic over, through, and across sidewalks, streets, paths, walks, and other portions of the Common Elements as from time to time may be intended and designated for such purpose and use, and for vehicular and pedestrian traffic over, through, and across such portion of the Common Elements as from time to time may be paved or intended for such purposes, and for purposes of ingress and egress to the public ways.

7.5 Maintenance, Repair and Replacement. Easements exist through, over and beneath the Units and Common Elements for maintenance, repair and replacement of the Units and Common Elements. Such access to the Units shall be only during reasonable hours except that access may be had at any time in case of emergency.

7.6 Support. Every portion of a Unit contributing to the support of the Unit Building shall be burdened with an easement of support for the benefit of all other Units and Common Elements in the Building.

8. CONDOMINIUM UNITS AND APPURTENANCES. Condominium Units are those cubicles of space, and all improvements constructed therein identified and described in the Plat, Exhibit "A."

8.1 BOUNDARIES - Each Unit shall be bounded as to both horizontal and vertical boundaries as below defined, whether the same exist now or are created by construction, settlement or movement of the building, or permissible repairs, reconstruction or alterations. Said boundaries are intended to be as follows and shall be determined in the following manner:

8.1.1 Horizontal Boundaries: The upper and lower boundaries of the Units shall be:

8.1.1.1 Upper Boundary - The underside of the finished undecorated ceiling of the Unit, extended to meet the vertical boundaries.

8.1.1.2 Lower Boundary - The upperside of the finished undecorated surface of the floor of the Unit, extended to meet the vertical boundaries.

8.1.2 Vertical Boundaries: The vertical boundaries shall be the interior surfaces of the perimeter walls of the Unit as shown on the surveyor plans and the interior surfaces of the Unit's windows and doors that abut the exterior of the buildings or common areas.

8.2 Exclusive Use. Each Unit Owner shall have the exclusive use of his Unit.

8.3 Appurtenances. The ownership of each Unit shall include, and there shall pass with each Unit as appurtenances thereto whether or not separately described, all of the rights, title and interest including but not limited to:

8.3.1 Common Elements. An undivided share of the Common Elements, such undivided share to be that portion set forth in Article 6 hereof.

8.3.2 Easements. For the benefit of the Unit. Provided, however, that the Association may suspend the right to use Common Elements or Association Property and suspend other rights or services as permitted by the Act.

8.3.3 Association Membership and interest in funds and assets held by the Association, provided that funds of the Association are not divisible and may not be separately hypothecated and further provided that the Association may suspend voting rights and other incidents of membership as provided by the Act.

8.3.4 Parking. There shall be appurtenant to each Unit at all times one covered parking space which shall be assigned to a Unit Owner.

8.3.5 Limited Common Elements. The right to exclusive use of the Limited Common Element designated by this Declaration including but not limited to any storage units assigned to the Unit.

8.4 Easement to Air Space. The appurtenances shall include an exclusive easement for the use of the air space occupied by the Unit as it exists at any particular time and as the Unit may be altered or reconstructed from time to time.

9. MAINTENANCE, ALTERATION AND IMPROVEMENTS. Responsibility for the maintenance of the Condominium Property, and restrictions upon the alteration and improvement thereof, shall be as follows:

9.1 Association Maintenance, Repair and Replacement Obligation. The maintenance, repair and replacement of all Common Elements (except those Limited Common Elements for which this Declaration delegates responsibility to the Unit Owner) and Association Property shall be performed by the Association, and the cost is a Common Expense, except as may otherwise be specifically noted with respect to Limited Common Elements.

9.1.1 General Exterior Maintenance. The Association's maintenance, repair and replacement responsibility shall include, but not be limited to, exterior painting, roofing, maintenance of parking facilities (except as otherwise provided herein to the contrary), and general exterior maintenance, but shall not include maintenance, repair and replacement of windows, sliding glass doors, hurricane shutters, nor any alteration or addition to the Condominium Property made by a Unit Owner or his predecessors in title, nor any portions of the Condominium Property exposed to the elements for which this Declaration delegates responsibility to the Unit Owner.

9.1.2 Plumbing and Electrical. The Association's maintenance, repair and replacement responsibility includes, except as may be specifically otherwise provided to the contrary, without limitation, all electrical conduits and installations located from (but not including) the circuit breaker outward; electrical conduits and installations located within or outside a Unit for the furnishing of utilities to another Unit, more than one Unit, or the Common Elements; plumbing fixtures and installations located within or outside a Unit for the furnishing of utilities to another Unit, more than one Unit, or the Common Elements. The Association's maintenance, repair and replacement responsibility does not include electrical fixtures, switches or receptacles, plumbing fixtures, or other electrical, plumbing or mechanical installations located within the Unit and serving only that Unit.

9.1.3 Incidental Damage. If, in connection with the discharge of its maintenance, repair or replacement responsibilities, the Association must remove, disassemble, or destroy portions of the Condominium Property which the Unit Owner is required to maintain, repair, or replace, the Association shall be responsible for reinstallation or replacement of that item, including cabinetry, drywall and moldings, to its unfinished state, and excluding floor coverings, wall coverings, ceiling coverings, paint, wallpaper, paneling, and other finishes, provided that the Association's obligations are limited to the replacement of items that were part of the Condominium Property as originally installed by the Developer, or replacements thereof of like kind and quality, and except in cases of Casualty repair, or repair of damage caused by a covered cause of loss under the Association's applicable insurance policy, which shall be

governed by Article 13 of this Declaration. Repair or replacement of all upgrades or additions, even if made by a predecessor in title, shall be the responsibility of the Unit Owner, specifically including but not limited to hurricane shutters which the Association must remove in connection with the maintenance of the Building, although the Association may have shutter reinstallation work performed by its contractor, and the Unit Owner will be responsible for reimbursement to the Association as a Charge.

9.2 Unit Owner Maintenance, Repair and Replacement Obligation. Each Unit Owner is responsible, at his own expense, for all maintenance, repair, and replacement of his own Unit and those Limited Common Elements serving his Unit, if so provided herein, whether ordinary or extraordinary including, without limitation:

9.2.1 Drywall. The Unit Owner shall maintain, repair and replace all drywall within the Unit, the finishes thereof (including trim), and the structural framing related thereto, including studs and insulation, except that the Association shall maintain, repair and replace drywall on the interior side of the exterior boundary walls, and the drywall on the ceiling of the Units, if any.

9.2.2 Electrical. The Unit Owner shall maintain, repair and replace all electrical fixtures/facilities located within the Unit, which service only the individual Unit plus all electrical fixtures, apparatus or installations from and including the circuit breaker inward, which service only that Unit.

9.2.3 Windows. The Unit Owner shall maintain, repair and replace the window installations serving their Unit. Same includes the window frame and encasement, the plate glass, and all caulking thereof, the interior window locking and opening mechanisms, the windowsill and glass breakage due to any cause.

9.2.4 Screens and Frames. The Unit Owner shall maintain, repair and replace all window screens, screen doors or balcony screens (including hardware and framing), serving their Unit.

9.2.5 Sliding Glass Doors. The Unit Owner shall maintain, repair and replace sliding glass doors and the structural components thereof (including frames and fixed panels), including trim and caulking, subject to the provisions of Article 9.12.

9.2.6 Unit Front Door. The Unit Owner shall maintain, repair and replace Unit front entry door, except that the Association may paint the exterior of entry doors, subject to the provisions of Article 9.12.

9.2.7 Other Doors. The Unit Owner shall maintain, repair and replace all other doors and the framing and structural components thereof (including trim, caulking, locks and hardware) within or servicing the Unit, subject to the provisions of Article 9.12.

9.2.8 Hurricane Shutters. The Unit Owner shall maintain, repair and replace hurricane shutters and the structural components thereof, subject to the provisions of Article 9.12.

9.2.9 Plumbing and Mechanical. The Unit Owner shall maintain, repair and replace the electrical, mechanical and plumbing fixtures and outlets (including connections) within a Unit and serving only that Unit including sinks, toilets, tubs, showers, shower pans, and all related fixtures and installations.

9.2.10 Appliances. The Unit Owner shall maintain, repair and replace appliances.

9.2.11 Heating and Air Conditioning Equipment; Ductwork. The Unit Owner shall maintain, repair and replace all portions of the heating and air conditioning equipment (including compressors, air handlers, ductwork, refrigerant lines and discharge lines), dryer vents to the point of termination (even if exterior to the Unit), air conditioner discharge lines to the point of termination or connection to another discharge (even if exterior to the Unit).

9.2.12 Floor Coverings. The Unit Owner shall maintain, repair and replace carpeting and other floor covering (including balcony areas).

9.2.13 Hardware and Locks. The Unit Owner shall maintain, repair and replace door and window hardware and locks.

9.2.14 Other Facilities and Fixtures. The Unit Owner shall maintain, repair and replace all other facilities or fixtures located or contained entirely within a Unit which serve only that Unit.

9.2.15 Plumbing (Incoming). The Unit Owner shall maintain, repair and replace all incoming plumbing from (and including) the shut-off valve (at hot water) inward.

9.2.16 Plumbing (Outgoing). The Unit Owner shall maintain, repair and replace outbound plumbing until the point of exit from the Unit boundary. Provided, however, that the Unit Owner is responsible for the remediation of clogged pipes or drains, where the source of blockage or obstruction originates from the Unit, even if the area where the blockage or obstruction is located is outside of the Unit boundary.

Any of the above-described areas that are to be maintained, repaired or replaced by the Unit Owner, or by the Association at the expense of the benefiting Unit(s), if located outside of the boundaries of the Unit, are declared Limited Common Elements. Responsibility for maintenance, repair and replacement of Condominium Property may not coincide with obligation for insurance of Condominium Property, nor its repair after Casualty, or damage from covered cause of loss under the Association's applicable insurance policy, which are governed by Article 12 and Article 13 hereof, respectively.

9.3 Unit Owner Obligations In Connection with Maintenance, Repair and Replacement. In connection with his maintenance, repair and replacement obligations, the Unit Owner shall have the responsibility to obtain the prior written approval of the Association, through the Board of Directors, before performing any maintenance, repair or replacement which requires: changes or alterations to the physical appearance of the Condominium Property visible from any exterior vantage; excavation; access to the Building roof; removal, modification or relocation of any interior load bearing walls; the use of heavy or noisy equipment; such other actions as may cause concern for the peace and safety of the Condominium and its residents or the aesthetics of the Condominium Property, as determined by the Board. The Association may condition such approval on criteria as the Board deems reasonable, including but not limited to:

- Preservation of uniformity of appearance;
- Use of contractor(s) that are properly licensed and fully insured, and that the Owner will be financially responsible for any resulting damage to persons or property not paid by the contractor's insurance. Unit Owners are responsible for the actions of their contractors and warrant to the Association, whether or not specifically made a condition of Association approval (or in cases where no Association approval is required) that all persons coming into the Condominium Property to perform work on or services for the Unit hold all proper licenses, have obtained all proper permits, and carry such insurance as may be required by law or the Board;
- Right (but not duty) of oversight by the Association or its agent;
- The Unit Owner submitting plans as to the scope of the contemplated repair;
- Restrictions as to hours of work;
- Imposition of time limits in which jobs must be completed and prohibitions against major renovations during certain times of year.
- Restrictions regarding equipment that may be parked or stored on or near the Condominium Property during construction.
- Restrictions regarding the transport and storage of materials and supplies necessary for the construction to be performed.

Unit Owners may not engage in "extensive" remodeling work or "heavy" construction activity, except with prior approval of the Board of Directors, and the Board may adopt rules regulating when during the year heavy construction may occur. "Extensive" remodeling and "heavy" construction shall be as defined by the Board of Directors from time to time, but, whether so defined or not, shall include, but not be limited to, activities involving the following:

- Activities involving the use of power equipment such as jackhammers, drills, saws, and the like, which create substantial noise, as determined by the Board.
- Activities resulting in the creation of substantial noise that can be heard outside of the Unit, regardless of whether power equipment is used or not, as determined by the Board.
- Activities rendering the Unit uninhabitable during the performance of the work.
- Activities requiring the storage of materials or equipment on the premises outside of the Unit.
- Activities involving the presence of work crews or significant numbers of workers, as determined by the Board.
- Activities requiring the use of scaffolding, booms, or other forms of exterior access.

The Board may waive the prohibition against such work being done during specific times of the year in the case of an emergency, in *de minimus* cases, or in hardship situations, as determined by the Board, and may permit the temporary staging of scaffolding and other work required for installation or maintenance and repair of hurricane shutters or other hurricane protection.

Nothing shall preclude the Association from acting as the Owner's agent and obtaining the services of contractors to perform Unit Owner maintenance responsibilities in the event of an emergency, or in non-emergency situations, provided that in non-emergency situations, the Association and the Owner so agree, or absent such agreement when such work is deemed necessary, as determined by the Board to facilitate projects involving the Association's maintenance of the Condominium Property. In all such cases the Unit Owner shall be deemed to consent to reimbursement of expenses incurred, secured by such rights as exist for collecting Common Expenses under these Condominium Documents through a Lien for Charges. Unit Owners shall at all times be responsible to ensure, whether or not Association approval is required for work being done within the Unit, that all contractors and other persons performing services for the Unit Owner are properly licensed and insured, including required Worker's Compensation insurance, and that the Condominium Property is kept free from liens. The Unit Owner shall hold the Association harmless from any claim of any nature arising out of failure to comply with these requirements.

9.4 Lanais. The Unit Owner who owns or has the right to the exclusive use of a balcony shall be responsible for the maintenance, repair and replacement of: lanai floor coverings, carpet is not permitted on the lanais (the Board may further prohibit certain types of

floor coverings or require the removal of existing coverings when necessary for the structural preservation of the Building); storm shutters and other enclosures; fixed and/or sliding glass doors and affiliated framing and hardware thereof; the wiring, electrical outlet(s) and fixture(s) on or servicing the balcony; ceiling fans; and the replacement of light bulbs. The Association shall be responsible for structural maintenance, repair and replacement of lanai floors, ceilings, and railings, and also the Building walls enclosed by the lanais. Unit Owners may puncture (by nails, hooks, screws or otherwise) lanai floors, walls, or ceilings, however, Unit Owners shall be responsible for any damaged caused by such actions.

9.5 Unit Floor Coverings. All Units above the first floor shall always have the floors covered with wall-to-wall carpeting, except in kitchens, bathrooms, lanais, foyers, and utility or laundry rooms, except as provided below. Hard floor surfaces (tile, marble, wood, etc.) may only be installed in areas other than kitchens, bathrooms, lanais, foyers, and utility or laundry rooms, upon prior written approval of the Board of Directors, which shall condition its approval on the Unit Owner's proof of the installation of appropriate sound-deadening material. Specifications for sound proofing of hard flooring (wherever located) must be approved in writing by the Board or its representative prior to installation. The Board has the authority to adopt specifications for minimum sound proofing material that will be approved.

9.6 Modifications or Alterations by Unit Owners. No Owner may make or permit the making of any modifications or alterations to any portion of his Unit visible from the exterior, or in any manner change the appearance of any portion of the Common Elements, or undertake any structural work or undertake any structural modification or alteration, without first obtaining the written consent of the Board of Directors, which consent shall be denied if the Board determines that the proposed modifications or alterations would adversely affect, or in any manner be detrimental to, the Condominium in part or whole. Replacement of cabinetry, appliances and fixtures, with substantially equivalent installations, in the same location, shall not be deemed "structural" and shall not require approval of the Association, unless a building or other permit is required. Further, "structural" modifications or alterations shall include any and all work that requires a building permit, an electrical permit, a plumbing permit, a mechanical permit, or similar permit from the appropriate governmental agency, whether or not mentioned above.

The Board may, in appropriate circumstances, require sealed plans from an Architect or Professional Engineer licensed to practice in Florida as a condition of reviewing any requested structural modification, alteration or addition to the Condominium Property. The Board, in reaching its decision, may take into account uniformity of appearance, compatibility with architecture in Kelly Greens Terrace Condominium III, the quality of the proposed alteration, objections of neighboring residents, and such other criteria as the Board may reasonably adopt in reaching its decision. If the Board determines to permit any modification or alteration which is visible from the exterior of the premises, from any vantage, said modification or alteration must also be approved by the Unit Owners in the manner provided in Article 9.8 of this Declaration, regardless of the cost or expense of such modification or alteration. If any Unit Owner requests

approval of any structural modification or alteration, the Association may permit such modification or alteration if same would not materially affect or interfere with the utility services constituting Common Elements, if any, located therein, the structural integrity of the Building or create a nuisance or disturbance to neighboring Units.

9.7 Additional Unit Owner Responsibility for Modifications or Alterations. If a Unit Owner (or his predecessors in title) makes, or has made any modifications or alterations to the interior or exterior of the Unit, Common Elements, or Limited Common Elements, the Unit Owner (and his heirs, successors in title and assigns) shall be financially responsible for the insurance, maintenance, care, preservation, reconstruction, repair or replacement of the modification or alteration and shall execute such documents as the Association may promulgate, if any, accepting said financial responsibility. Any modification or alteration to the Condominium Property made by a Unit Owner may be required to be removed in connection with the Association's maintenance of the Condominium Property. In such cases, the Unit Owner who installed the modification or alteration (and/or their successors in title) shall be obligated to reimburse the Association for any costs affiliated with removal and/or re-installation of the item, with said obligation being secured by a right of Lien for Charges of equal dignity to the Common Expense lien created by this Declaration, or alternatively, said Owner may be required to remove and reinstall said modification or alteration, if so determined by the Board of Directors. Further, the Association, its contractors and agents, shall not be liable for any damage to the item arising out of its removal and/or reinstallation, unless occasioned by the gross negligence or willful misconduct of the Association or its contractor or agent, although the Association may provide for stricter liability standards in contracts with contractors.

9.8 Material Alterations by Association. There shall be no material alterations or substantial additions to the Common Elements or Association real property by the Association, except as authorized by the Board of Directors. Provided, however, that if any such alteration or addition require or obligate the expenditure of Association funds of more than five percent (5%) of the Association's budget for the fiscal year in which the work is authorized, including reserves, the Board shall obtain approval of a two-thirds (2/3) of Voting Interests present (in person or by proxy) and voting at an Association meeting, or by written agreement of two-thirds (2/3) of the entire Voting Interests. Necessary maintenance of the Common Elements, or Association Property regardless of the level of expenditure, is the responsibility of the Board of Directors. Cellular antennae and similar apparatus and apparatus to provide communication or internet services as provided in Article 1.12, may be placed on the Condominium Property as authorized by the Board.

9.9 Enforcement of Maintenance. If, after reasonable notice, the Owner of a Unit fails to maintain the Unit or other portions of the Condominium Property as required by this Declaration, the Association shall have, without waiver of other remedies, the right to enter the Owner's Unit or Common Element (including Limited Common Elements) and perform or cause performance of the necessary work, and/or institute legal proceedings at law or in equity to enforce compliance, and/or to take any and all other lawful actions to remedy such violation, in

which event the Unit Owner shall be charged for the costs of such activities (including attorney's fees incurred by the Association) by the Association which shall be secured by a Lien for Charges.

9.10 Damage Caused by Conditions of the Condominium Property. Each Unit Owner shall be liable to the Association and/or other Unit Owners for the expenses of any maintenance, repair or replacement of the Condominium Property, made necessary by his intentional act or negligence, or by that of any member of his Family or his or their Occupants, Guests, Tenants or Invitees. If any condition, defect or malfunction existing within a Unit or Common Elements which the Unit Owner is obligated to insure, maintain, repair, or replace if caused by the Owner's (or his Family member's, Occupant's, Guest's, Tenant's or Invitee's) acts, negligence, or failure to comply with the Condominium Documents or applicable law, shall cause damage to the Common Elements, Association Property, or to other Units, the Owner of the offending Unit shall be liable to the person or entity responsible for repairing the damaged areas for all costs of repair or replacement not paid by insurance (including the deductible) and without waiver of any insurer's subrogation rights, provided that such responsibility shall be conditioned on the neighboring Unit(s) being adequately insured based on local standards and conditions. Further, any claim of a Unit Owner against the Association or another Unit Owner relative to damage to the Condominium Property, to the extent the Association or other Unit Owner might otherwise be liable pursuant to the Condominium Documents or applicable law, shall be predicated upon the Unit Owner making the claim being adequately insured based on local standards and conditions, whether or not individual Unit Owner insurance is mandated by the Act. Should any Unit Owner fail to maintain such insurance, any claim will be reduced to the extent such Unit Owner's insurance, if obtained pursuant to the above-described standards, would have provided coverage or compensation for the loss and without waiving any other remedy of the Association regarding Unit Owner insurance requirements. The requirement that the individual Unit Owner obtain insurance shall not be construed to confer any additional liability or responsibility on the Association or other Unit Owners (without limitation, the Association shall not be obligated to obtain proof of Unit Owner insurance), but is intended to require Unit Owners and the Association to respectively insure risks that are customarily experienced in condominiums located in Florida's coastal communities, condominiums in general, including but not limited to damages occasioned by windstorms, hurricanes, tornadoes, floods, rainstorms, bursting pipes, water seepage and leakage, and mold and mildew, regardless of whether such insurance is legally required. If one or more of the Units involved is not occupied at the time a damage incident is discovered (regardless of the cause), the Association may enter the Unit(s) without prior notice to the Owner(s) and take reasonable action to mitigate damage or prevent its spread, at the Unit Owner's expense. The Association may, but is not obligated to, repair the damage without the prior consent of the Owner, in the event of an emergency, and the Owner shall be responsible for reimbursement of the Association, with the cost being secured by a Lien for Charges. Unit Owners are required to shut off all water valves when the Unit will be unoccupied for more than 48 hours, and failure to do so will create a presumption of negligence. Further, certain components of the Unit, such as, but not limited to water heaters, water supply lines, dishwashers, ice-makers, air-conditioner drain lines and

compressors and other appliances, pose a high-risk of damage to the Unit, other Units, and the Common Elements if not properly maintained and periodically replaced. As such, the Board may adopt rules regulating the maintenance and replacement scheduled of such "high-risk" components.

Unit Owners are also required to ensure that electricity, and if separately metered, water and sewer, are always available to service the Unit. If Unit Owner fails to maintain Utility Services to Unit, the Association shall have, without waiver of other remedies, the right to enter into the Owner's Unit and Limited Common Element and take any and all lawful actions to make the utilities available to service the Unit, in which event the Unit Owner shall be charged for such activities (including attorneys' fees incurred by the Association) by the Association which shall be secured by a Lien for Charges.

9.11 Combination of Units. Two contiguous Units may, subject to the prior written approval of the Board of Directors, be combined in to a single living space. The Board may disapprove such request, based upon its discretion, and upon a finding that the proposed combination of Units is not in the best interests of the Association. The Board, as a condition of approving the combination of Units, may require sealed plans from an Architect or Professional Engineer licensed to practice in Florida, certifying to the Association that the proposed work affiliated with the Unit combination complies with all applicable laws, codes, and ordinances. The Board may further require such Professional Engineer's or Architect's certification at the end of the work, certifying that said work has been performed in accordance with the plans and specifications, and in accordance with all applicable laws, codes, and ordinances. The Owner (and his successor in title) shall be required to indemnify and hold the Association and Unit Owners harmless for any claim of any nature arising from the combination of the Units. Should the Board, in its discretion, determine that the Association must retain independent professionals to review the request, including but not limited to engineers, architects, or attorneys, the Association may also condition approval of the requesting Unit Owner's agreement to reimburse the Association for said fees and expenses. Units which have been combined shall, after combination, be used only as a "single family" residence (including rental rights), and may not be used as two living quarters. Units which have been combined shall constitute two Units for purposes of sharing Common Expense, ownership of Common Elements, and voting rights. If Units which have been combined are sold, they shall be sold as a single living quarters, unless specifically approved by the Board to the contrary. If combined Units are to be re-configured into two living spaces, the Board shall have the authority, using the same criteria listed above for combination of Units, to approve the reconfiguration. Without limitation, the Board shall have the authority to require plans from an Architect or Professional Engineer licensed to practice in Florida, certifying to the Association, that the reconfiguration of the Units into two living spaces is done in accordance with all applicable laws, codes, and ordinances and in accordance with the original configuration of the Units.

9.12 Hurricane Protection. The Board of Directors shall adopt hurricane shutter specifications for the Condominium, consistent with the requirements of any rule adopted by the

Kelly Greens Master Association, which shall include color, style, and other factors deemed relevant by the Board. All specifications adopted by the Board shall comply with the applicable building code.

The Board may, subject to the provisions of Section 718.3026 of the Act, and the approval of Voting Interests as may be required by the Act, install hurricane shutters or other forms of hurricane protection that complies with or exceeds the applicable building code, or both, except that a vote of the Owners is not required if the maintenance, repair, and replacement of hurricane shutters or other forms of hurricane protection are the responsibility of the Association pursuant to this Declaration.

10. ASSESSMENTS AND CHARGES. Assessments against Owners shall be made by the Board of Directors of the Association, in the manner provided in the Bylaws and as follows, and shall be borne by the Unit Owners on the basis set forth in Article 6 and elsewhere in these Condominium Documents.

10.1 Liability for Assessments and Charges. A Unit Owner, regardless of how title is acquired, including a purchaser at a judicial sale, shall be liable for all Assessments and Charges coming due while he/she is the Unit Owner. Except as provided in Article 10.5, any person or entity which acquires title to a Unit shall be jointly and severally liable with their predecessor in title for all unpaid Assessments and Charges against the predecessor for his/her share of the Charges and Assessments, including interest, late fees, attorney's fees and other costs and expenses of collection incurred by the Association up to the time of the transfer, without prejudice to any right the transferee may have to recover from the transferor the amounts paid by the transferee. The liability for Assessments or Charges may not be avoided by waiver of the use or enjoyment of any Common Elements or by the abandonment of the Unit for which the Assessments or Charges are made.

10.2 Default in Payment of Assessments for Common Expenses or Charges. Assessments and installments thereof not paid within ten (10) days from the date when they are due shall incur a late fee and bear interest in an amount as determined by the Board of Directors which, unless otherwise specified, shall be the maximum allowed by law. The Board may accelerate unpaid Assessments in the manner prescribed by law. The Association has a lien on each Condominium Parcel for any unpaid Assessments on such parcel, with interest, late fees and for reasonable attorney's fees, as well as costs and expenses of collection incurred by the Association incident to the collection of the Assessment or enforcement of the lien. If prohibited by the Act, no lien may be filed by the Association against a Condominium Unit until thirty (30) days after the date on which a notice of intent to file a lien has been delivered to the Owner pursuant to Section 718.121(4) of the Act. The Association may also accelerate all Assessments or Charges which are accrued, but not yet due, in the manner provided by law. The Association's lien is in effect until all sums secured by it have been fully paid or until barred by law. A claim of lien shall be signed and acknowledged by an Officer or agent of the Association. Upon recording, the Association's claim of lien shall relate back to the date of the filing of the original Declaration of Condominium. Upon payment in full, the Condominium Parcel is entitled to a

Amended and Restated Declaration of Condominium
Page 19 of 42

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

satisfaction of the lien. The Association may bring an action in its name to foreclose a lien for Assessments or Charges in the manner that a mortgage of real property is foreclosed and may also bring an action to recover a money judgment for the unpaid Assessments or Charges without waiving any claim of lien.

10.3 Notice of Intention to Foreclose Lien. So long as required by law, no foreclosure judgment may be entered until at least thirty (30) days after the Association gives written notice to the Unit Owner of its intention to foreclose its lien to collect the unpaid Assessments or Charges. If this notice is not given at least thirty (30) days before the foreclosure action is filed, and if the unpaid Assessments or Charges, including those which have been accelerated (if applicable) and those coming due after the claim of lien is recorded, are paid before the entry of a final judgment or foreclosure, the Association shall not recover attorney's fees or costs. The notice must be given by delivery of a copy of it to the Unit Owner or by certified mail, return receipt requested, addressed to the Unit Owner. If after diligent search and inquiry the Association cannot find the Unit Owner or a mailing address at which the Unit Owner will receive the notice, the court may proceed with the foreclosure action and may award attorney's fees and costs as permitted by law. The notice requirements of this provision are satisfied if the Unit Owner records a Notice of Contest of Lien as provided in the Act.

10.4 Attachment of Rental Income When Unit is Delinquent. Notwithstanding any other remedy available to the Association under this Declaration, the Bylaws, or applicable law, the Association shall have the following options when payment of Assessments or Charges are in default (more than ten days in arrears). The Association may, without order of the Court, direct rental income (by written notice to the Tenant with copy to Unit Owner) from Units in default to be paid directly to the Association until all outstanding Assessments, Charges, other monetary obligations, interest, late fees, costs, collection expenses, attorney's fees and receiver's fees, if applicable, are paid in full. As an alternative, the Association may apply to a Court of competent jurisdiction, either in connection with a foreclosure suit, a personal suit, or otherwise, to have rental proceeds paid on account of a Unit in default paid directly to the Association, the court registry, or a receiver, as the Court may direct. The Association may choose any of these courses of action, or other remedies as may be prescribed by law or elsewhere in the Condominium Documents, as the Board deems appropriate, without same constituting a waiver or election of remedies.

10.5 First Mortgagee. The priority of the Association's lien and the obligation for payment of past due Assessments or other sums due in relation to first mortgagees who obtain title as a result of foreclosure or deed in lieu of foreclosure, shall be determined by the Act.

10.6 Certificate of Unpaid Assessments or Charges. Any Unit Owner has the right to require from the Association a certificate showing the amount of unpaid Assessments or Charges against him/her with respect to his/her Unit. The Association, its agents, and counsel shall be entitled to charge a fee for preparing such information, in amounts established by the Board, or in a management agreement between the Association and a Community Association Management Firm, or based on reasonable and customary fees charged by legal counsel.

10.7 Lien for Charges. There is created by this Declaration a common law and contractual lien to secure payment for any service which the Association provides for an individual Unit Owner or expenses which the Association incurs in regard to a Unit Owner and which is not otherwise secured by the statutory lien for Common Expenses. By way of example, but not limitation, a Lien for Charges exists to secure repayment to the Association when it must remove or reinstall Unit Owner alterations or items of Unit Owner insurance, maintenance, repair or replacement responsibility in connection with the Association's discharge of its Common Element maintenance responsibilities, or address emergency situations, such as water extraction from a Unit. The Lien for Charges shall be of equal priority to, shall accrue interest and late fees, and shall be foreclosed in the same manner as the Common Expense lien, including the right to recover attorney's fees, costs and expenses of collection.

10.8 Master Association. The Board of Directors shall have the authority to notify the Kelly Greens Master Association of any Unit Owner's delinquency in the payment of any monetary obligation to the Association.

10.9 Other Remedies. The Board of Directors shall have the authority to impose such other remedies or sanctions permitted by the Act pertaining to non-payment of monetary obligations to the Association. Without limitation, same include suspension of use rights in Common Elements and Association Property; suspension of voting rights; suspension of the right to serve on the Board; the attachment of rental income; denial of lease approval requests; and acceleration.

11. ADMINISTRATION AND MANAGEMENT OF CONDOMINIUM. The administration and management of the Condominium shall be by the Association, which shall have by and through its Officers and Directors, such powers, authority and responsibilities as are vested in the Officers and Directors of a corporation not-for-profit under the laws of the State of Florida, including but not limited to those set forth more specifically elsewhere in the Condominium Documents. The Association shall have authority to enter into management and other agreements concerning the matters of common interest through its Officers. The management of the Association and election of the Members to the Board of Directors shall be as set forth in the Bylaws. Without limiting the foregoing, the Association shall have the following rights and powers:

11.1 Access. The irrevocable right of access to each Unit and its appurtenant Limited Common Elements during reasonable hours as may be necessary for the maintenance, repair or replacement of any Common Elements or of any portion of a Unit to be maintained by the Association pursuant to this Declaration, or as necessary to prevent damage to the Common Elements or to any Unit or Units, or to determine compliance with the terms and provisions of this Declaration, the exhibits annexed hereto, and the Rules and Regulations adopted pursuant to such documents, as the same may be amended from time to time. A pass key must be provided by the Unit Owner to the Association for each Unit entry door, and as may be applicable air conditioning or utility room or closet, and storage unit. The Association may utilize a master key system. When a Unit Owner must maintain, repair or replace portions of the Condominium Property as provided herein, and which requires access to another Unit for said purpose, the Unit

Amended and Restated Declaration of Condominium
Page 21 of 42

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

Owner shall have reasonable right of access which shall be administered through the Association. The Unit Owner upon whose behalf access has been obtained shall be obligated for the expense of repairing any damage to the Condominium Property.

11.2 Assessments and Charges. The power to make and collect regular and special Assessments and other Charges against Unit Owners and to lease, maintain, repair, and replace the Common Elements and Association Property.

11.3 Delegation. The power to enter into contracts with others, for valuable consideration, for maintenance and management of the Condominium Property and Association Property and in connection therewith, or to its Officers and agents, to delegate the powers and rights herein contained, including, without limitation, the making and collecting of Assessments and other Charges against Unit Owners, and perfecting liens for non-payment thereof.

11.4 Regulations. The power to adopt and amend Rules and Regulations covering the details of the operation of the Association and use of the Condominium Property and Association Property.

11.5 Acquisition or Transfer of Real Property; Leasing Common Elements and Association Property. The power to acquire real property and transfer real property owned by the Association or otherwise convey and mortgage real property for the use and benefit of its Members with the same approval of Unit Owners as needed to amend the Declaration. No Unit Owner approval shall be required to acquire, purchase, or mortgage a Unit in connection with foreclosure of a lien or deed in lieu of foreclosure, nor to dispose of such Unit.

11.6 Fees for Use of Common Elements; Other Fees and Deposits. The power to set fees, pursuant to Section 718.111(4) of the Act, the Board of Directors shall have the authority to set use fees for private use of Common Elements or Association Property, as well as the regulations and policies pertaining to such use. The Board of Directors may also establish other fees and deposits determined necessary by the Board. Without limitation, same include: clubhouse/meeting room deposits, use fees and/or clean-up fees; fees for the issuance of parking passes or decals; fees for architectural/engineer review of renovation/alteration plans; contractor damage deposits; and internet service, facsimile service and other services using Association equipment. Nothing in this Declaration shall be construed as obligating the Association to provide any of the aforementioned services.

11.7 Limitation Upon Liability of Association. Notwithstanding the duty to maintain, repair, replace, insure or reconstruct parts of the Condominium Property, the Association is not liable to Unit Owners or any other person for injury or damage, other than for the cost of maintenance and repair of items for which the Association is otherwise responsible, caused by any latent or unknown condition of the Condominium Property. Further, the Association shall not be liable for any such injury or damage caused by defects in design or workmanship or any other reason connected with any alterations or improvements done by or on behalf of any Unit

Owners, regardless of whether or not same shall have been approved by the Association pursuant to the provisions hereof.

Notwithstanding anything contained herein or in the Condominium Documents or any other document governing or binding the Association, the Association shall not be liable or responsible for, or in any manner be a guarantor or insurer of, the health, safety or welfare of any Owner, occupant or user of any portion of the Condominium Property, including, without limitation, residents and their Families, Guests, Tenants, Invitees or for any property of any such persons. Without limiting the generality of the foregoing:

11.7.1 It is the express intent of the Condominium Documents that the various provisions thereof which are enforceable by the Association, and which govern or regulate the use of the Condominium Property, have been written, and are to be interpreted and enforced, for the sole purpose of enhancing and maintaining the enjoyment of the Condominium Property and the value thereof; and

11.7.2 The Association is not empowered, and has not been created, to act as an entity which enforces or ensures the compliance with the laws of the United States, State of Florida, Lee County, and/or any other jurisdiction or the prevention of tortious or criminal activities; and

11.7.3 Any provisions of the Condominium Documents setting forth the uses of Assessments which relate to health, safety and or welfare shall be interpreted and applied only as limitations on the uses of Assessment funds and not as creating a duty of the Association to protect or further the health, safety or welfare of any person(s), even if Assessment funds are chosen to be used for any such reason.

Each Unit Owner and each other person having an interest in or lien upon, or making any use of, any portion of the Condominium Property shall be bound by this provision and shall be deemed to have automatically waived any and all rights, claims, demands and causes of action against the Association arising from or connected with any matter for which the liability of the Association has been disclaimed in this provision.

As used in this section, "Association" shall include within its meaning all of the Association's Directors, Officers, Committee Members and other persons the Association may be required to indemnify, to the extent and limit of such indemnity, and without waiving, reducing or otherwise modifying coverage obligations or subrogation rights of any insurer.

11.8 Disclaimer, Waiver, and Release of Claims Regarding Mold and Mildew. The Unit Owner acknowledges that the Condominium is located in a hot, humid climate, which is conducive to the growth of mold and/or mildew. The Board of Directors shall have the authority to adopt reasonable Rules and Regulations regarding maximum or minimum temperatures for Units and/or require that the air conditioning to the Units be set within certain temperature and/or

humidity ranges and may require Owners to take such further actions as the Board deems advisable to control humidity and mold and/or mildew growth.

The Association shall not be responsible for the prevention of mold and/or mildew or any damages, including, but not limited to any special or consequential damages, property damages, personal injury, loss of income, emotional distress, death, loss of use, loss of income diminution or loss of value of the Unit, economic damages, and adverse health effects relating to, arising from or caused by mold and/or mildew accumulation regardless of the cause of said mold/or mildew.

Each Unit Owner and each other person having an interest in or lien upon, or making any use of, any portion of the Condominium Property shall be bound by this provision and shall be deemed to have automatically waived any and all claims, obligations, demands, damages, causes of action, liabilities losses and expenses, whether now known or hereafter known, foreseen or unforeseen, that such person has, or may have in the future, in law or in equity against the Association, its Officers, Directors, and Committee Members, or any person or entity the Association is obligated to indemnify (and without waiving, reducing or otherwise modifying coverage obligations or subrogation rights of any insurer) arising out of, relating to, or in any way connected with indoor air quality, moisture, or the growth, release, discharge, dispersal or presence of mold and/or mildew or any chemical or toxin secreted therefrom.

11.9 Restraint Upon Assignment of Shares in Assets. The share of a Unit Owner in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to his/her Unit.

12. INSURANCE. The insurance which shall be carried upon the Condominium Property, including the Units, Common Elements, and Association Property shall be as follows:

12.1 Authority to Purchase Insurance. All insurance policies shall be purchased by the Association for the benefit of the Association and the Unit Owners and their mortgagees as their respective interests may appear.

12.2 Coverage.

12.2.1 Property Insurance. Except as otherwise provided herein, the Association shall obtain and maintain fire, wind, general property and extended coverage insurance with a responsible insurance company upon all of the Insurable Improvements of the entire Condominium, including Association Property, the Common Elements (including Limited Common Elements), the Units, and the personal property of the Association, for the replacement value thereof, including coverage for changes in building codes, if reasonably available and determined commercially practicable by the Board, and less a commercially reasonable deductible as determined by the Board, provided the Board may exclude landscaping and exterior improvements not customarily insured by condominium associations in the locality, and foundation and excavation costs, in its discretion. The Association shall determine the

replacement value of the Insurable Improvements through independent appraisal, at least every 36 months, so long as required by the Act. The Board shall establish deductibles, at a duly noticed meeting of the Board, and shall give notice of such meeting, and determine the deductibles, as required by the Act, so long as required by the Act. Notwithstanding the foregoing requirement, the Association, through its Board of Directors, will have fulfilled its duty to obtain insurance coverage if it obtains and maintains such insurance coverage as may be reasonably available from time to time given market and economic conditions, provided such coverage shall always meet the minimum level of adequate coverage required by Section 718.111(11) of the Act. The original policy of insurance shall be held by the Association, and mortgagees shall be furnished, upon request, mortgage endorsements covering their respective interests. The word "Building" or "Insurable Improvement" in every property insurance policy issued to protect a Condominium building does not include: personal property in the Unit or Limited Common Elements; Unit floor, wall, or ceiling coverings; Unit or balcony electrical fixtures; appliances; water heaters; water filters; built-in cabinets or countertops; window treatments, including curtains, drapes, blinds, hardware and similar window treatment components; and replacements of any of the foregoing, which are located within the boundaries of a Unit and serve only one Unit. The Unit Owners shall also be responsible to insure all alterations, modifications or additions made to the Unit, Limited Common Elements, or Common Elements by said Unit Owner, or his predecessor in interest or title.

12.2.2 Flood. If required law or any mortgagee lending guidelines, the Association shall use its best efforts to obtain and maintain adequate flood insurance, for replacement value, less a commercially reasonable deductible as determined by the Board, and less foundation and excavation costs if determined by the Board. The Association will have discharged its responsibility to use its "best efforts" to obtain "adequate" flood insurance if it is able to purchase flood insurance through the National Flood Insurance Program (NFIP), or through any similar federally-sponsored or related program, or through private carriers with similar coverage, for premium rates that are generally commensurate with flood insurance premium rates for condominiums in the local area.

12.2.3 Liability Insurance. The Association shall obtain and maintain public liability insurance covering all of the Common Elements and Association Property and insuring the Association and the Unit Owners as their interest may appear in such amount as the Board of Directors may deem appropriate. The Board of Directors shall have authority to compromise and settle all claims against the Association or upon insurance policies held by the Association. The Unit Owners shall have no personal liability upon such claims, except as may be otherwise provided by law, and nothing herein contained shall in any way be construed as imposing upon the Association a duty to assess Unit Owners for the purpose of raising sufficient funds to discharge any liability in excess of insurance coverage.

12.2.4 Fidelity Bond. The Association shall obtain and maintain insurance or fidelity bonding of all persons who control or disburse funds of the Association. The insurance policy or fidelity bond must cover the maximum funds that will be in the custody of the

Association or its management agent at any one time. As used in this paragraph, the term "persons who control or disburse funds of the association" includes, but is not limited to, those individuals authorized to sign checks on behalf of the Association, and the President, Secretary, and Treasurer of the Association.

12.2.5 Worker's Compensation. Such worker's compensation coverage as may be required by law, or deemed advisable by the Board.

12.2.6 Other Insurance. Such other insurance as the Board of Directors may from time to time deem to be necessary, including but not limited to Errors and Omissions Officers and Directors Liability insurance coverage and insurance for the benefit of its employees.

12.3 Deductible and Other Insurance Features. The Board of Directors shall establish the amount of the deductible under the insurance policies, and other features (including but not limited to exclusions), as it deems desirable and financially expedient, in the exercise of its business judgment, and in the method provided by the Act. The deductible and other features shall be consistent with industry standards and prevailing practice for communities of similar size and age, and having similar construction and facilities in the locale where the Condominium Property is situated.

12.4 Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association as a Common Expense.

12.5 Insurance Shares or Proceeds. Insurance proceeds of policies purchased by the Association covering property losses shall be paid to the Association, and all policies and endorsements thereon shall be deposited with the Association. The duty of the Association shall be to receive such proceeds as are paid and to hold and disburse the same for the purposes stated herein and for the benefit of the Unit Owners and their mortgagees in the following shares:

12.5.1 Common Elements; Proceeds On Account Of Damage To Common Elements. An undivided share for each Unit Owner, such share being the same as the undivided share in the Common Expenses appurtenant to the Unit.

12.5.2 Unit; Proceeds On Account Of Damage To Units Shall Be Held In The Following Undivided Shares.

12.5.2.1 Surplus. It shall be presumed that the first monies disbursed in payment of costs of reconstruction and repair shall be from insurance proceeds. If there is a balance in a construction fund after payment of all costs relating to the reconstruction and repair for which the fund is established, such balance shall be distributed in the manner elsewhere stated.

12.5.2.2 When The Condominium Building Is To Be Restored. For the Owners of damaged Units in proportion to the costs of repairing the damage suffered by each Unit Owner, which cost shall be determined by the Association.

12.5.2.3 When The Condominium Building Is Not To Be Restored. An undivided share for each Unit Owner, such share being the same as the undivided share in the Common Expenses appurtenant to the Unit.

12.5.2.4 Common Elements and Units. When both Common Elements and those portions of the Unit insured by the Association are damaged by a common occurrence, the proceeds of insurance shall be allocated between damage to Common Elements, Limited Common Elements, and Units as the Board of Directors shall determine. It shall be presumed that when there are insurance proceeds received on account of a common Casualty or covered cause of loss under the Association's applicable insurance policy, but insufficient proceeds for Casualty or covered cause of loss repair (including but not limited to shortfalls occasioned by the existence of a deductible), that such shortfalls shall first be applied to Common Elements damage, and then to damage to Units and Limited Common Elements, it being the intent of this provision that when there is a common Casualty loss or covered cause of loss under the Association's applicable insurance policy causing significant damage to the premises, the shortfalls occasioned by deductibles shall be first apportioned to all Unit Owners in proportion to their share of the Common Elements and not applied first to Unit damage.

12.5.3 Mortgages. In the event a mortgage endorsement has been issued as to a Unit, the share of that Unit Owner shall be held in trust for the mortgagee and the Unit Owner as their interests may appear; provided, however, that no mortgagee shall have any right to determine or participate in the determination as to whether or not any damaged property shall be reconstructed or repaired, and no mortgagee shall have any right to apply or have applied to the reduction of a mortgage debt any insurance proceeds.

12.6 Distribution of Proceeds. Proceeds of insurance policies received by the Association shall be distributed in the following manner:

12.6.1 Reconstruction or Repair. If the damage for which the proceeds are paid is to be repaired or reconstructed, the proceeds shall be paid to defray the cost thereof as elsewhere provided. Any proceeds remaining after defraying such costs shall be distributed to the Unit Owners, or, at the option of the Board, may be deposited in the Association's reserve fund.

12.6.2 Failure to Reconstruct or Repair. If it is determined in the manner elsewhere provided that the damage for which the proceeds are paid shall not be reconstructed or repaired, the remaining proceeds shall be distributed in accordance with the Plan of Termination approved pursuant to Article 19.

12.7 Association as Agent. The Association is irrevocably appointed agent for each Unit Owner and for each Owner of a mortgage or other lien upon any Unit and for each Owner

of any other interest in the Condominium Property or any property in which the Association owns an interest, to adjust all claims arising under insurance policies by the Association, and to execute and deliver releases upon the payment of such claim.

13. RECONSTRUCTION AFTER CASUALTY. If any part of the Condominium Property shall be damaged by Casualty or covered cause of loss under the Association's applicable insurance policy, whether or not it shall be reconstructed or repaired shall be determined in the following manner:

13.1 Common Elements. If the damaged improvement is any of the Common Elements, the damaged Common Element shall be reconstructed or repaired, unless the Condominium is to be terminated as provided elsewhere herein.

13.2 The Building.

13.2.1 Lesser Damage. If the damage renders less than 50% of the Units in the Condominium uninhabitable, as determined by the Board of Directors or governmental agencies of jurisdiction, the damaged property shall be reconstructed or repaired.

13.2.2 Major Damage. If the damage renders more than 50% of the Units in the Condominium uninhabitable, as determined by the Board of Directors or governmental agencies of jurisdiction, the damaged property will be reconstructed or repaired, unless 75% of the entire Voting Interests in the Condominium agree in writing that such reconstruction or repair shall not take place. The decision whether or not to reconstruct or repair shall be made within one hundred eighty (180) days after the Casualty or covered cause of loss under the Association's applicable insurance policy, provided however that the Board of Directors shall have the authority to extend this period for decision-making, not to exceed three (3) years, to deal with exigencies in communication with Unit Owners caused by natural disasters or other significant casualties, or to deal with delays in obtaining information regarding reconstruction costs or insurance proceeds available for reconstruction.

13.2.3 Plans and Specifications. Any reconstruction or repair must be substantially in accordance with the plans and specifications for the original Building, as set forth in the plans and specifications for the Building, or if not, then according to plans and specifications approved by the Board of Directors, regardless of whether it is a material alteration or substantial addition as described in Article 9.8 and no vote of the Unit Owners shall be required.

13.2.4 Definition of "Uninhabitable." For purposes of this Declaration, "uninhabitable" shall mean that the Board of Directors has concluded that the Condominium Property which the Association is required to insure cannot be restored to the condition (or a better condition) in which it existed prior to the Casualty or covered cause of loss under the Association's applicable insurance policy through available insurance proceeds, plus a special assessment against each Unit Owner not to exceed 10% of the average fair market value of the

Units, as determined by the Board. This calculation shall not include costs affiliated with those items the Unit Owner is obligated to repair or replace, at the Unit Owner's expense. A governmental agency's declaration or order that the Condominium Property may not be occupied for a defined period of time due to safety concerns shall not conclusively establish that Units are uninhabitable, provided that the Units can be made safe for occupancy pursuant to the standards set forth above. In the event of a dispute as to whether or not Units are "habitable," a resolution enacted by the Board shall be binding on all parties, unless wholly arbitrary or contrary to law.

13.3 Responsibility. All reconstruction work after a Casualty or covered cause of loss under the Association's applicable insurance policy for damaged items that the Association insures shall be undertaken by the Association, except that a Unit Owner may undertake reconstruction work on portions of the Unit with the prior written consent of the Board of Administration. However, such work, and the disbursement of insurance proceeds, may be conditioned upon the approval of the repair methods, the qualifications of the proposed contractor, the contract that is used for that purpose, and reasonable verification of appropriate steps to ensure that the work is done and that the contractor is paid for the performance of said work. Unit Owners shall be responsible for reconstructing those items that the Unit Owners are required to insure. All required governmental permits and approvals must be obtained prior to commencing reconstruction. Assessments for the cost of the work shall be set forth in Article 13.5 below. If an Owner fails to repair and reconstruct those items that the Unit Owner is responsible for under this Declaration, the Association shall have, without waiver of other remedies, the right to proceed in accordance with Article 9.9, in which event the Unit Owner shall be charged for the costs of such activities (including attorney's fees incurred by the Association) by the Association which shall be secured by such rights as exist for collecting Common Expenses under these Condominium Documents i.e., a Lien for Charges.

13.4 Estimates of Costs. After a determination is made to rebuild or repair damage to property for which the Association or Unit Owner has the responsibility of reconstruction and repair, the Association or Unit Owner shall obtain promptly reliable and detailed estimates of the cost to rebuild or repair.

13.5 Assessments. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction and repair by the Association (including shortfalls or no insurance proceeds occasioned by a deductible), or if at any time during reconstruction and repair, or upon completion of reconstruction and repair, the funds for the payment of the costs of reconstruction and repair are insufficient, Assessments shall be made as follows. If the damage includes those parts of a Unit or Limited Common Element, or additions or upgrades, for which the responsibility of maintenance and repair is that of the Unit Owner the Unit Owner shall be responsible for the expenses relating to the reconstruction and repair after Casualty or covered cause of loss under the Association's applicable insurance policy of said portion of the work, even if the damage was caused by the Association's removal, disassembly, or demolition of the Condominium Property if such was connected to the Association's responsibility for reconstruction or to mitigate damage, notwithstanding any requirement to repair incidental

damage found elsewhere in the Declaration. Assessments shall be against all Unit Owners as a Common Expense for damage to the Common Elements (including Limited Common Elements, which the Association maintains, repairs, and replaces as a Common Expense), in sufficient amounts to provide funds for the payment of such costs. Such Assessments on account of damage to Common Elements shall be in proportion to the Owner's share in the Common Expenses. Assessments shall be a Limited Common Expense if damage is to a Limited Common Element that the Association maintains as a Limited Common Expense. It is the intention of this provision to provide an alternative method of allocating post-Casualty repair expenses, as authorized by the Act. The Board of Directors may record a notice to the effect without need of further approval of Unit Owners.

13.6 Damage Caused By Wear and Tear of the Condominium Property. Damage to the Condominium Property that is not caused by a Casualty as defined in Article 1.9 or covered cause of loss under the Association's applicable insurance policy, shall be repaired or replaced in accordance with the provisions of Article 9 and shall not be subject to this Article 13. To the extent legally required, it is the intention of this Article 13.6 to "opt out" of the provisions of Section 718.111(11)(j) of the Act as pertains to damage not covered by Casualty.

13.7 Termination of Condominium if Not Reconstructed. If the Owners vote not to reconstruct the Condominium by vote described in Article 13.2.2 hereof, the Condominium shall be terminated in accordance with the procedures set forth in Article 19 hereof.

13.8 Additional Board Authority. In addition to Board authority granted by law and the Condominium Documents, the Board shall have the following power and authority in connection with emergency conditions:

13.8.1 To determine after a Casualty whether the Units can be safely occupied, which decision shall not be conclusive as to the determination of habitability in Article 13.2. Such decision shall be based upon the advice of emergency management officials or a licensed professional.

13.8.2 To declare any portion of the Condominium Property or Association Property unavailable for occupation by Owners, Family members, Tenants, or Guests after a Casualty, including during the rebuilding process. Such decision by the Board shall be based upon the advice of emergency management officials or a licensed professional (such as an engineer) and can be made only if necessary to protect the health, safety, or welfare of the Association, Owners, Family members, Tenants, or Guests.

13.8.3 To mitigate damage and take action to prevent the spread of fungus (including but not limited to mold and mildew) by tearing out wet drywall and carpet (even if the Unit Owner is obligated to insure and/or replace those items) and to remove personal property from the Unit and dispose of damaged property or store such property onsite or at an offsite location, with Owners responsible for reimbursing the Association for items for which the Owner

is responsible but which may be necessary to prevent further damage. The Association shall bear no liability for such actions, if taken in good faith.

13.8.4 To contract on behalf of Unit Owners, with said Owners responsible to reimburse the Association, for items for which the Owner is responsible but which may be necessary to prevent further damage. Without limitation, this includes debris removal, dry-out of Units and replacement of damaged air conditioners when necessary to provide climate control in the Units. The Unit Owner shall be responsible to reimburse the Association within ten (10) days of the Association's invoice. The Association's right to payment shall be secured by a Common Expense Lien as provided in the Act and actions to collect such sums shall entitle the Association to recover interest, late fees, attorney's fees, and other costs and expenses of collection.

13.8.5 To implement a disaster plan prior to, during or after an impending disaster including, but not limited to, shutting down elevators, electricity, security systems, and air conditioners.

13.8.6 To adopt, by Board action, emergency assessments with such notice deemed practicable by the Board.

13.8.7 To adopt emergency Rules and Regulations governing the use and occupancy of the Units, Common Elements, Limited Common Elements, and Association property, with notice given only to those Directors with whom it is practicable to communicate.

13.8.8 To enter into agreements with local counties and municipalities to assist counties and municipalities with debris removal.

13.8.9 To exercise all emergency powers set forth in the Act.

14. USE RESTRICTIONS. The use of the property of the Condominium shall be in accordance with the Rules and Regulations, the restrictions as set forth in the Master Declaration of Covenants, Conditions and Restrictions for KELLY GREENS and all exhibits thereto; the restrictions as set forth in the Declaration of Covenants, Conditions and Restrictions for KELLY GREENS COMMUNITY ASSOCIATION I, INC. and the following provisions:

14.1 Occupancy of Units; Single Family Residence. A Condominium Unit shall be used only as a Single Family residence. As used in the Condominium Documents, "Single Family" means one natural person, a group of two or more natural persons who customarily reside together as a Single Family housekeeping Unit, each of whom is related to each of the others by blood, marriage (or domestic partnership) or adoption, or not more than two persons not so related, who customarily reside together as a single housekeeping Unit. No more than six (6) persons may permanently occupy a Unit. For purposes of these Condominium Documents, "permanently occupy" means to sleep in the Unit for more than thirty (30) nights during a calendar year. No Unit may be divided or subdivided into a smaller Unit nor any portion sold or otherwise transferred. Units may not be used for commercial or business purposes. Unit Owners

(and their Family members and Tenants) may use Units for "home office" or "telecommuting" purposes, provided that such uses do not involve customers or clients coming onto the Condominium Property, the posting of any signage in the Condominium, the storage of equipment, products, or materials in the Condominium, nor more than two regular deliveries per day of correspondence or similar items from customary express delivery services.

14.2 Nuisance. The Condominium Property shall not be used for any immoral, improper or unlawful purpose and no use or behavior shall be allowed which will create a public or private nuisance, nor which shall unreasonably interfere with the quiet possession or enjoyment of the Condominium Property, nor which becomes a source of annoyance to the Condominium residents, or which will increase insurance rates. All property shall be kept in a neat and orderly manner. The Common Elements shall be used for the purpose of furnishing services and facilities as herein provided for the welfare and enjoyment of such residents. The Condominium Property shall be used in accordance with all federal, state, and local laws and ordinances.

14.3 Pets. Dogs, cats or other pets shall be permitted in the Units and on the common or limited common elements including birds, such as canaries and parakeets, and fish such as goldfish or tropical varieties, which may be kept by a Unit Owner in the Owner's respective Unit; provided, however, that no such pet shall be raised for commercial purposes, no Unit Owner may keep more than one (1) such dog and/or cat in his Unit and no such pet shall weigh more than forty (40) pounds when fully mature. All pets shall be kept on leashes when not confined to the Owner's Unit and will be walked only in areas designated from time to time by the Directors for such purpose. Owners are required to pick up after their pets when upon the Condominium Property and the failure to do so will result in fines being imposed by the Association as provided by the Condominium Act. If, in the sole judgment of the Board, it is determined that a pet is causing excessive disturbance and annoyance to other occupants, the owner will be asked to dispose of the pet. Unit Owners that have a pet(s) on the Condominium Property as of the effective date of this Amended and Restated Declaration, which does not comply with this provision, may "grandfather in" such pet(s) by registering such pet(s) with the Association. At such time as the Unit Owner no longer owns a "grandfathered" pet, or otherwise removes it from the Condominium (except for seasonal absence) such pet cannot be replaced. Any pet(s) which has not been duly registered with the Association shall be deemed unapproved and subject to immediate removal. Tenants are not permitted to have pets of any kinds on the Condominium Property without the prior written approval of the Board.

14.4 Vehicles. No travel trailers, mobile homes, campers, commercial vehicles, boats or recreational vehicles shall, be parked in or on the Common Properties overnight.

14.5 Parking. No Unit Owner is permitted to park in any area other than designated Parking Spaces at anytime. The covered parking space assigned to a Unit is to be used as the primary parking space for that Unit. Covered parking spaces may only be used for the parking of vehicles and may not be used for storage

14.6 Guest Occupancy. A "Guest" is defined as a person who enters upon the Condominium Property at the invitation of a Unit Owner or Tenant, (or their respective families) for the purpose of visiting the Unit Owner or Tenant (or their respective families), occupying the Condominium Unit for less than thirty (30) days during any calendar year, or utilizing the Condominium Property. Use or visitation without consideration (payment) distinguishes a Guest usage from a tenancy. The Board of Directors may adopt additional restrictions concerning Guest occupancy.

14.7 Additional Restrictions. Additional use restrictions are contained in the Rules and Regulations, which may be amended from time to time by the Board of Directors. Amendments to the Rules and Regulations may, but need not be recorded in the Public Records. Additional use restrictions are also contained elsewhere in the Condominium Documents.

15. LEASING. The lease of a Unit is defined as occupancy of the Unit by any person other than the Unit Owner, whether pursuant to verbal or written agreement, where said occupancy by the non-owner involves consideration (the payment of money, the exchange of goods or services, or any other exchange of value). The term "leasing" and "renting" shall be used interchangeably for the purpose of this Declaration. The term "Tenant" and "Lessee" shall likewise be used interchangeably. All leases must be in writing. Unit Owner must provide notice of any lease, including the identity of the Lessees, to the Association, and the Association may require a copy of the lease. No individual rooms may be rented and no transient tenants may be accommodated. "Rent-sharing" and subleasing are prohibited. All leases shall be for a minimum period of 30 days.

16. MAINTENANCE OF COMMUNITY INTERESTS. In order to maintain a community of congenial Unit Owners who are financially responsible, and thus protect the value of the Units, the use and transfer of Units by any Owner shall be subject to the following provisions as long as the Condominium exists upon the land, which provisions each Unit Owner covenants to observe:

16.1 Forms of Ownership:

16.1.1 Ownership by Individuals. A Unit may be owned by one natural person who has qualified and been approved as elsewhere provided herein.

16.1.2 Co-Ownership. Co-ownership of Units may be permitted. If the co-owners are other than husband and wife or Domestic Partners, the Board shall condition its approval upon the designation of one approved natural person as "Primary Occupant." The use of the Unit by other persons shall be as if the Primary Occupant was the only actual Owner. No time share estates may be created. "Unit Sharing" by multiple families and "Fractional Ownership" are prohibited.

16.1.3 Ownership by Corporations, Partnerships, Limited Liability Companies, Trusts, or Other Artificial Entities. A Unit may be owned in trust, or by a corporation, partnership, limited liability company, or other entity which is not a natural person, if approved in the manner provided elsewhere herein. The intent of this provision is to allow

flexibility in estate, financial, or tax planning, and not to create circumstances in which the Unit may be used as a short-term or transient accommodations for several entities, individuals or families as a timeshare, a shared Unit, fractional ownership, or used as Guest accommodations for employees, customers, or Guests of Units owned by business entities, religious, or charitable organizations, and the like.

16.1.4 Life Estate. A Unit may be subject to a life estate, either by operation of law or by a voluntary conveyance approved as provided below. In that event, the life tenant shall be the only Member from such Unit, and occupancy of the Unit shall be as if the life tenant were the only Owner. Upon termination of the life estate, the holders of the remainder interest shall have no occupancy right unless separately approved by the Association. The life tenant shall be liable for all Assessments and Charges against the Unit. Any vote, consent, or approval required by the Condominium Documents or law may be given by the life tenant alone, and the vote, consent or approval of the holders of the remainder interest shall not be required. If there is more than one life tenant, they shall be treated as co-owners for purposes of determining voting and occupancy rights.

17. METHOD OF AMENDMENT OF DECLARATION. Except as elsewhere provided otherwise, this Declaration may be amended in the following manner:

17.1 Proposal of Amendments. An amendment may be proposed by the President of the Association, a majority of the Directors, or by twenty-five percent (25%) of the entire Voting Interests.

17.2 Proposed Amendment Format. Proposals to amend the existing Declaration of Condominium shall contain the full text of the article to be amended. New words shall be underlined and words to be deleted shall be ~~lined through~~ with hyphens. If the proposed change is so extensive that this procedure would hinder rather than assist understanding, a notation must be inserted immediately preceding the proposed amendment saying, "SUBSTANTIAL REWORDING OF DECLARATION OF CONDOMINIUM. SEE ARTICLE NUMBER FOR PRESENT TEXT."

17.3 Notice. The subject matter of proposed amendments shall be included in the notice of any meeting at which a proposed amendment is to be considered or in connection with documentation for action without a meeting.

17.4 Adoption of Amendments. A resolution for the adoption of a proposed amendment may be adopted by a vote of two-thirds (2/3rds) of the Voting Interests of the Association present (in person or by proxy) and voting at a duly noticed meeting at which a quorum is present, or by the written agreement of two-thirds (2/3rds) of the entire Voting Interests. Amendments correcting errors, omissions or scrivener's errors may be executed by the Officers of the Association, upon Board approval, without need for Association membership vote.

17.5 Effective Date. An amendment when adopted shall become effective after being recorded in the Lee County Public Records according to law.

17.6 Automatic Amendment. Whenever the Act, Chapter 617, Florida Statutes, or other applicable statutes or administrative regulations, as amended from time to time, are amended to impose procedural requirements less stringent than set forth in this Declaration, the Board may operate the Association pursuant to the less stringent requirements. The Board of Directors without a vote of the Owners, may adopt by majority vote, amendments to this Declaration as the Board deems necessary to comply with such operational changes as may be enacted by future amendments to Chapters 607, 617, and the Act, or such other statutes or administrative regulations as required for the operation of the Association, all as amended from time to time.

17.7 Proviso. No amendment shall change the configuration of any Unit or the share in the Common Elements appurtenant to it, or increase the Owner's proportionate share of the Common Expenses, unless the record Owner of the Unit concerned and all record Owners of the mortgages on such Unit shall join in the execution of the amendment, and all other Unit Owners approve the amendment.

18. TERMINATION.

18.1 The Condominium may be terminated under any one of the following alternatives:

18.1.1 Termination Because of Economic Waste or Impossibility. Notwithstanding anything to the contrary in this Declaration, the condominium form of ownership may be terminated by a plan of termination approved by the percentage of Voting Interests necessary to amend the Declaration when:

- the total estimated cost of repairs necessary to restore the improvements to their former condition or bring them into compliance with applicable laws or regulations exceeds the combined fair market value of all Units in the Condominium after completion of the repair; or
- it becomes impossible to operate or reconstruct the Condominium in its prior physical configuration because of land use laws or regulations.

It is the intent of this provision to incorporate Section 718.117(2) of the Act.

18.1.2 Optional Termination. Except as provided in Article 18.1.1, the condominium form of ownership may be terminated pursuant to a plan of termination approved by at least eighty percent (80%) of the total Voting Interests of the Condominium if not more than ten percent (10%) of the total Voting Interests of the Condominium have rejected the plan

of termination by negative vote or by providing written objections thereto. It is the intent of this provision to incorporate the provisions of Section 718.117(3) of the Act.

18.1.3 Very Substantial Damage. If the Condominium suffers major damage as defined in Article 13, which shall mean that more than one-half the Units in the Condominium are rendered uninhabitable as determined in the sole discretion of the Board of Directors, the Condominium may be terminated if seventy-five percent (75%) of the total Voting Interests in the Condominium vote to approve a plan of termination.

18.1.4 Mortgage Lienholders. Notwithstanding any provision to the contrary in this Declaration or Chapter 718, approval of a plan of termination by the holder of a recorded mortgage lien affecting a Condominium Parcel is not required unless the plan of termination would result in less than the full satisfaction of the mortgage lien affecting the Condominium Parcel. If such approval is required and not given, a holder of a recorded mortgage lien who objects to a plan of termination may contest the plan as provided in Section 718.117(16) of the Act.

18.2 Procedures for Termination and Sale. The termination of the Condominium via either of the methods set forth in 18.1.1 through 18.1.3 herein shall be as set forth in Section 718.117(4) – (20) of the Act.

18.3 Amendment. This Article 18 may be amended in the same manner in which this Declaration may be amended generally, as set forth in Article 17.

19. CONDEMNATION.

19.1 Awards. The taking of all or any part of the Condominium Property by condemnation or eminent domain shall be deemed to be a Casualty to the portion taken, and the awards for that taking shall be deemed to be proceeds from insurance on account of the Casualty. Even though the awards may be payable to Unit Owners, the Unit Owners shall deposit the awards with the Association, and if any fail to do so, a special assessment shall be made against a defaulting Unit Owner in the amount of this award, or the amount of the award shall be set off against any sums payable to that Owner.

19.2 Determination Whether to Continue Condominium. Whether the Condominium will be continued after condemnation will be decided in the same manner as repair after Casualty as set forth in Article 13 hereof.

19.3 Distribution of Funds. If the Condominium is terminated after condemnation, the proceeds of all awards and special assessments will be owned and distributed in the manner provided for insurance proceeds when the Condominium is terminated after a Casualty. If the Condominium is not terminated after condemnation, the size of the Condominium may be reduced. The Owners of condemned Units, if any, will share in awards and special assessments as provided below.

Amended and Restated Declaration of Condominium
Page 36 of 42

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

19.4 Association as Agent. The Association is hereby irrevocably appointed as each Unit Owner's attorney-in-fact for purposes of negotiating or litigating with the condemning authority for the purpose of realizing just compensation for the taking.

19.5 Units Reduced but Habitable. If the taking reduces the size of a Unit and the remaining portion of the Unit can be made habitable, the awards for the taking of a portion of that Unit shall be used for the following purposes in the order stated, and the following changes shall be effected in the Condominium.

19.5.1 Restoration of Unit. The Unit shall be made habitable. If the cost of the restoration exceeds the amount of the award, the additional funds required shall be assessed against the Owner of the Unit.

19.5.2 Distribution of Surplus. The balance of the award, if any, shall be distributed to the Owner of the Unit and to each mortgagee of the Unit, the remittance being made payable jointly to the Owner and mortgagees.

19.5.3 Adjustment of Shares in Common Elements. If the floor area of a Unit is reduced by the taking, the number representing the share in the Common Elements appurtenant to the Unit shall be reduced in the proportion by which the floor area of the Unit is reduced by the taking, and then the shares of all Unit Owners in the Common Elements shall be restated as percentages of the total of the numbers representing their original shares as reduced by the taking.

19.6 Units Not Habitable. If the taking of any entire Unit or so reduces the size of the Unit that it cannot be made habitable, the award for the taking of the Unit shall be used for the following purposes in the order stated, and the following changes shall be effected in the Condominium:

19.6.1 Payment of Award. The condemnation award immediately prior to the taking shall be paid to the Owner of the Unit and to each mortgagee of the Unit, the remittance being made payable jointly to the Owner and mortgagee(s).

19.6.2 Addition to Common Elements. If possible and practical, the remaining portion of the Unit shall become a part of the Common Elements and shall be placed in condition for use by all Unit Owners in the manner approved by the Board of Directors.

19.6.3 Assessments. If the amount of the award for the taking is not sufficient to pay the fair market value of the condemned Unit to the Unit Owner and to recondition the remaining portion of the Unit, the amount required for those purposes shall be raised by special assessment against all of the Unit Owners who will continue as Owners of any Unit after the changes in the Condominium effected by the taking. The Assessments shall be made in proportion to the shares of those Owners in the Common Expenses after the changes effected by the taking.

19.7 Taking of Common Elements. Awards for the taking of Common Elements shall be used to make the remaining portion of the Common Elements usable in the manner approved by the Board of Directors. The balance of such awards, if any, may be returned to the Unit Owners or used by the Association as the Board may determine.

19.8 Amendment of Declaration. The changes in Units, in the Common Elements and in the ownership of the Common Elements that are necessitated by condemnation shall be evidenced by an amendment of the Declaration of Condominium that need be approved only by a majority of all Directors of the Board.

20. COMPLIANCE AND DEFAULT.

20.1 Duty to Comply; Right to Sue. Each Unit Owner, his Family, Tenants, Guests, Invitees and all Unit Occupants and the Association shall be governed by and shall comply with the provisions of the Condominium Act and the Condominium Documents. Action for damages or for injunctive relief, or both, for failure to comply may be brought by the Association or by a Unit Owner against:

20.1.1 The Association;

20.1.2 A Unit Owner; or

20.1.3 Anyone who occupies a Unit as a Unit Owner, Family member, Tenant, Occupant or Guest. Unit Owners shall be jointly and severally liable for violations of the Condominium Documents by their Family members, Tenants, Guests, Invitees and Unit Occupants.

20.2 Attorney's Fees. In any legal proceeding arising out of an alleged failure of a Unit Owner, Family member, Tenant, Guest, Invitee Unit Occupant or the Association to comply with the requirements of the Condominium Act or the Condominium Documents, as they may be amended from time to time, the prevailing party shall be entitled to recover the costs and expenses of the proceeding and a reasonable attorney's fee before trial, at trial and on appeal.

20.3 No Election of Remedies. All rights, remedies and privileges granted to the Association or Unit Owners under any terms, provisions, covenants, or conditions of the Condominium Documents shall be deemed to be cumulative, and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party from exercising such other additional rights, remedies, or privileges as may be granted by the Condominium Documents, or at law or in equity.

20.4 Waiver of Application of Condominium Documents. The Association shall have the right to waive the application of one or more of the covenants or restrictions of the Condominium Documents, or to permit a deviation from said covenants or restrictions, as to any Unit where, in the discretion of the Board, hardship circumstances exist which justify such

waiver or deviation. In the event of any such waiver or permitted deviation, or in the event the Association fails to enforce violation of said covenants or restrictions, such actions or inactions shall not be deemed to prohibit nor restrict the right of the Association, or any other person having the right to enforce said covenants or restrictions, from insisting upon strict compliance with respect to all other Units, nor shall any such actions be deemed a waiver of any of the covenants or restrictions contained in the Condominium Documents as same may be applied in the future.

20.5 Notice of Lien or Suit.

20.5.1 Notice of Lien. A Unit Owner shall give to the Association written notice of every lien upon his Unit other than for permitted first mortgages, taxes, and special assessments, within five (5) days after the Unit Owner receives actual notice of the attachment thereof.

20.5.2 Notice of Suit. A Unit Owner shall give notice, in writing, to the Association of every suit or other proceeding which may affect the title to his Unit, or impose liability on the Association, such notice to be given five (5) days after the Unit Owner receives actual knowledge thereof.

20.5.3 Failure to Comply. Failure of an Owner to comply with this Section 21.5 will not affect the validity of any judicial suit; however, the failure may render the Owner liable to any party injured by such failure.

21. MANDATORY MEMBERSHIP - MEMBERSHIP IS MANDATORY FOR ALL UNIT OWNERS IN THE MASTER ASSOCIATION ASSOCIATED WITH THIS CONDOMINIUM FOR THE OPERATION AND MAINTENANCE OF CERTAIN COMMON PROPERTIES.

21.1 This condominium is part of and subject to the Master Declaration of Covenants, Conditions and Restrictions for Kelly Greens Golf and Country Club, and recorded in Official Records of Lee County, Florida, as amended from time to time. Each Owner of a Condominium Unit in Kelly Greens Golf and Country Club shall automatically become a member in the Kelly Greens Master Association, Inc., a non-profit corporation, which was created to maintain certain common properties as defined in the Master Declarations of Covenants, Conditions and Restrictions as above referenced.

21.2 All Unit Owners are required to pay their share of the cost and expense of maintenance, management, upkeep, replacement and assessments; and abide by the Master Declarations Covenants, Conditions and Restrictions for Kelly Greens Golf and Country Club.

21.3 All Unit Owners are mandatory members in Kelly Greens Community Association I, Inc., which is responsible for preservation and maintenance of the recreational

facilities and the pump, well and lake withdrawal system, and the non-exclusive easement for ingress and egress to the recreational facilities and common areas.

21.4 All members in the Kelly Greens Community Association I, Inc., are subject to and abide by the Declaration of Covenants, Conditions and Restrictions for Kelly Greens Community Association I, Inc.

22. RECREATIONAL FACILITIES -

22.1 It is contemplated that the recreational facilities described in this section will be constructed as part of the Common Properties owned, operated and maintained by the KELLY GREENS COMMUNITY ASSOCIATION I, INC. Such recreational facilities ARE NOT common elements of KELLY GREENS TERRACE CONDOMINIUM III.

A heated swimming pool approximately 20' x 40' surrounded by a 15' wide deck. The swimming pool will accommodate 30 people at any one time and the pool deck will accommodate 40 people at any one time.

A pool, house consisting of a 20' x 34'8" covered pavilion with men's and women's restrooms and a storage room for equipment. (Ramada)

Two Tennis Courts, regulation size.

One shuffleboard court with sticks and pucks.

A 24' x 24' gazebo

A Whirlpool Spa

A non-exclusive easement for ingress and egress to the recreational facilities and common properties.

Other recreational facilities may be submitted upon completion of the future development property contiguous to this property provided no more than 150 Units will take use of such.

The pump, well and/or lake withdrawal system (which will be for the use of all 150 Units in the KELLY GREENS TERRACE/TERRACE COMPLEX) will be owned, operated and maintained by KELLY GREENS COMMUNITY ASSOCIATION I, INC., however each Condominium Association will be responsible for the repair and maintenance of the sprinkler systems within their individual condominium properties.

22.2 The recreational facilities described in this section have been constructed as part of the Common Properties owned, operated and maintained by the KELLY GREENS MASTER

Amended and Restated Declaration of Condominium

Page 40 of 42

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

ASSOCIATION, INC. Such recreational facilities are not common elements of KELLY GREENS TERRACE CONDOMINIUM III.

18 hole Golf Course

Driving Range

Clubhouse: approximately 10,000 square feet, equipped with kitchen, tables and chairs, washroom, a small kitchen area, and a separate Pro Shop.

Four tennis courts, regulation size, clay covered.

One Whirlpool Spa

One heated swimming pool having an approximate size of 30' x 50', an approximate depth of 3' at the shallow end and 6' at the deepest point, and a capacity of 40 people.

A perimeter deck surrounding the swimming pool having an approximate size of 46' x 76', approximately 1800 square feet surface and a capacity of 40 people.

A fitness center with exercise equipment, men's and women's restrooms and an office and a snack bar.

Clubhouse with a full dining room, kitchen, bar, meeting area, and business office.

23. Flood Zone. THE 100 YEAR FLOOD ELEVATION as determined by the Federal Flood Insurance Rate Maps places this property in an area that is subject to flooding under the 100 year event and, therefore, the property owners are advised to consult the County Building Department and consider this matter at the time of construction or purchase of a residential structure.

24. MISCELLANEOUS PROVISIONS.

24.1 Covenants Running with the Land. The covenants and restrictions as herein contained, or forming a part of the Condominium Documents, shall be deemed to run with the land and shall run perpetually unless terminated or amended as provided herein.

24.2 Savings Clause. If any provision of the Condominium Documents hereto, as the same now exist or as may be later amended or any portion thereof, shall be held invalid by any Court, or other governmental agency with proper authority to so hold, the validity of the remainder of said Condominium Documents shall remain in full force and effect.

24.3 Heirs, Successors and Assigns. These Condominium Documents shall be binding upon the heirs, nominees, successors, administrators, executors and assigns of all Unit Owners.

Amended and Restated Declaration of Condominium
Page 41 of 42

LAW OFFICES
BECKER & POLIAKOFF, P.A.
12140 CARISSA COMMERCE COURT • SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

24.4 Notices. All notices shall be given as provided in the Bylaws.

24.5 Compliance with Fair Housing Laws. There shall be no limitation upon sale, lease, or occupancy of any Unit based upon race, creed, color, sex, religion, national origin, handicap, or familial status. The Association may make reasonable accommodations, including reasonable waiver of the covenants and restrictions of the Condominium Documents, when necessary to afford handicapped individuals the opportunity to enjoy the Condominium premises, or to comply with other legal requirements.

24.6 Conflicts. In the event of a conflict between any provision of the Condominium Documents and the Condominium Act, the Condominium Act shall control, except in cases where the Act permits the Condominium Documents to regulate the subject, in which case the Condominium Documents will control. In the event of a conflict between this Declaration and the other Condominium Documents, same shall be governed as provided in the Bylaws.

24.7 Interpretation. The Board of Directors shall be responsible for interpreting the provisions of the Condominium Documents. The Board's interpretations shall be binding upon all parties unless wholly unreasonable. A written opinion rendered by Association's legal counsel that an interpretation adopted by the Board is not wholly unreasonable shall conclusively establish the interpretation is valid.

24.8 Captions and Headings. The headings and captions used in the Condominium Documents are solely for convenience sake and shall not be considered a limitation of any nature in interpreting the Condominium Documents.

24.9 Waiver. No provisions contained in the Condominium Documents shall be deemed to have been waived because of any failure to enforce the same, irrespective of the number of violations or breaches, which may occur.

24.10 Plurality; Gender. Wherever the context so permits, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be deemed to include all or no genders.

ACTIVE: 8007944_2

082023

PC0245

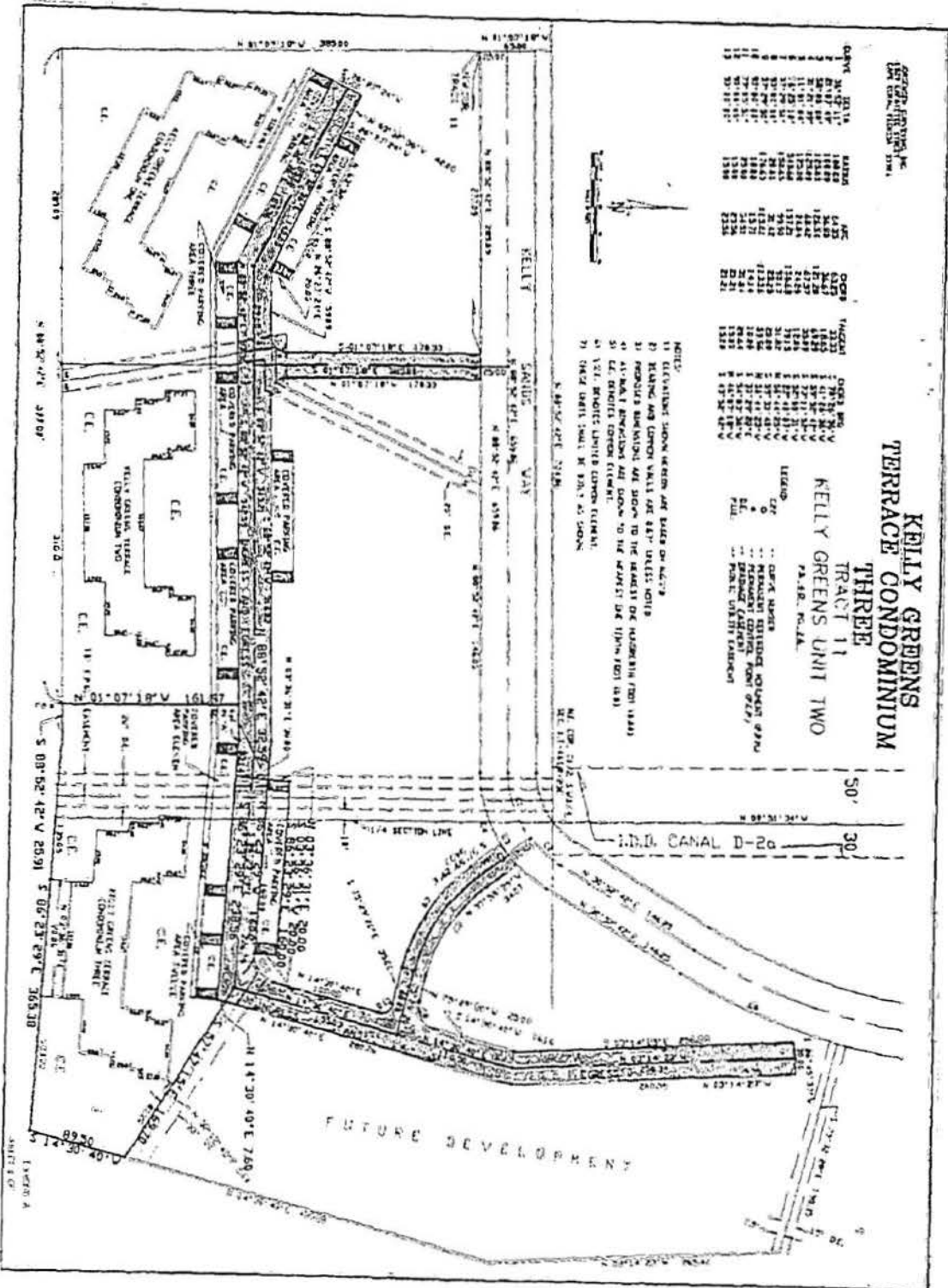
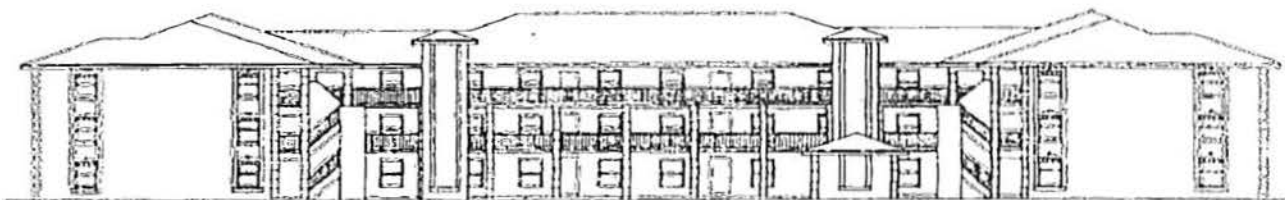


EXHIBIT A1

KELLY GREENS
TERRACE CONDOMINIUM THREE
TRACT 11
KELLY GREENS UNIT TWO
PAGE 10/11

- NOTES:
1. ELEVATIONS SHOWN HEREON ARE BASED ON H&V'S
 2. DIMENSIONS AND COMMON WALLS ARE 8 1/2" UNLESS NOTED
 3. PROPOSED DIMENSIONS ARE SHOWN TO THE NEAREST ONE HUNDREDTH FOOT (1/100)
 4. DIMENSIONS ARE SHOWN TO THE NEAREST ONE TENTH FOOT (1/10)
 5. DIMENSIONS DENOTES COMMON OR BEARING WALLS
 6. SEE DIMENSIONS COMMON ELEMENT
 7. DIMENSIONS LIMITED COMMON ELEMENT
 8. THESE UNITS SHALL BE BUILT AS SHOWN OR REVERSED

DATE	FLOOR ELEV.	UNIT NO.
12/1/88	11.11	1111
12/1/88	11.11	1111



FRONT ELEV.



RIGHT SIDE ELEV.

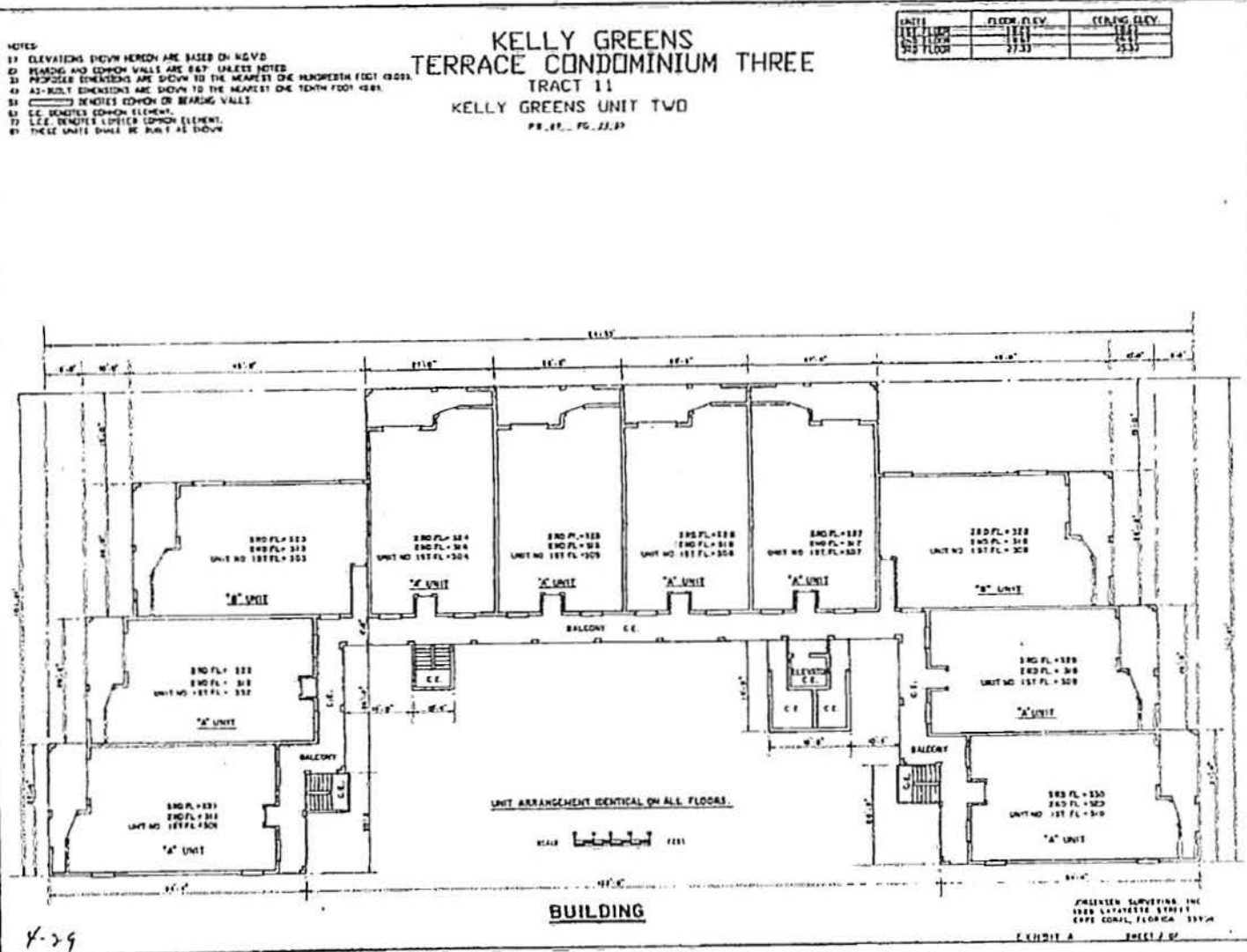
APPROVED FOR RECORDATION
12/1/88
GOLDBERG, RUBINSTEIN & BUCKLEY, P. A.
FORT MYERS, FLORIDA 33902-28

012028

PG0216

DR2023

PC0247



Revised Page 29

X-29

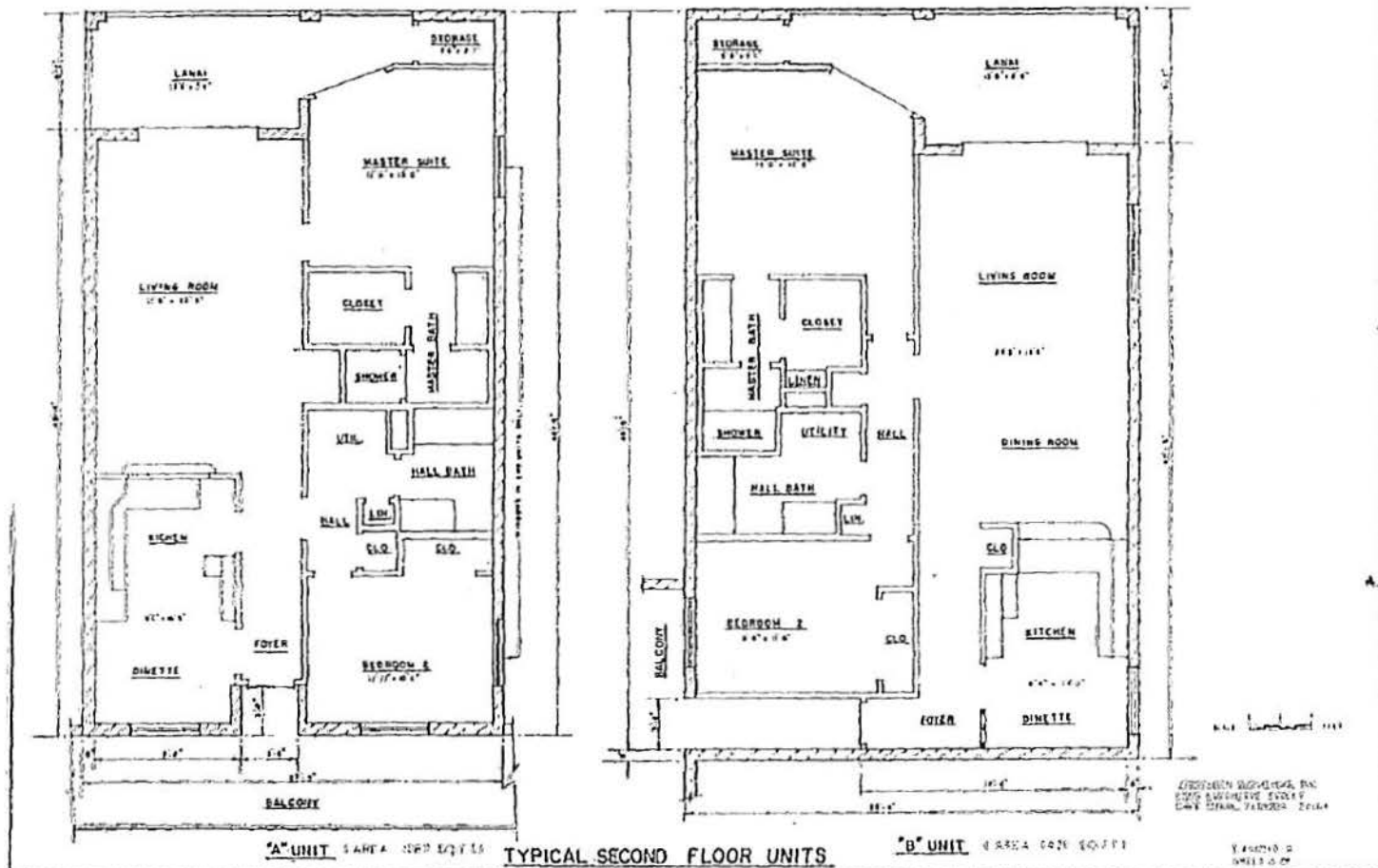
Exhibit "A"

- NOTES:
- ELEVATIONS SHOWN HEREON ARE BASED ON NGS/88
 - BEARING AND COMMON WALLS ARE 8"X" UNLESS NOTED
 - PROPOSED DIMENSIONS ARE SHOWN TO THE NEAREST ONE HUNDREDTH FOOT (1/100)
 - AS-BUILT DIMENSIONS ARE SHOWN TO THE NEAREST ONE TENTH FOOT (1/10)
 - ENCLOSURE DIMENSIONS COMMON OR BEARING WALLS
 - ALL DIMENSIONS COMMON ELEMENT
 - ALL WALLS UNLESS COMMON ELEMENT
 - THAT THESE UNITS BE BUILT AS SHOWN OR REVERSED

KELLY GREENS
TERRACE CONDOMINIUM THREE
TRACT 11
KELLY GREENS UNIT TWO
P.B. 11, P.B. 12

UNIT	FLOOR ELEV.	CET. HGT. ELEV.
1ST FLOOR	1.00	1.00
2ND FLOOR	2.00	2.00

NOTE: These Units Shown Are Approximate For Dimensional Use Only. Prepared By
P.O. BOX 2360, Fort Myers, FL 33902-0360, P.O. BOX 2360, Fort Myers, FL 33902



OR2023

P60249

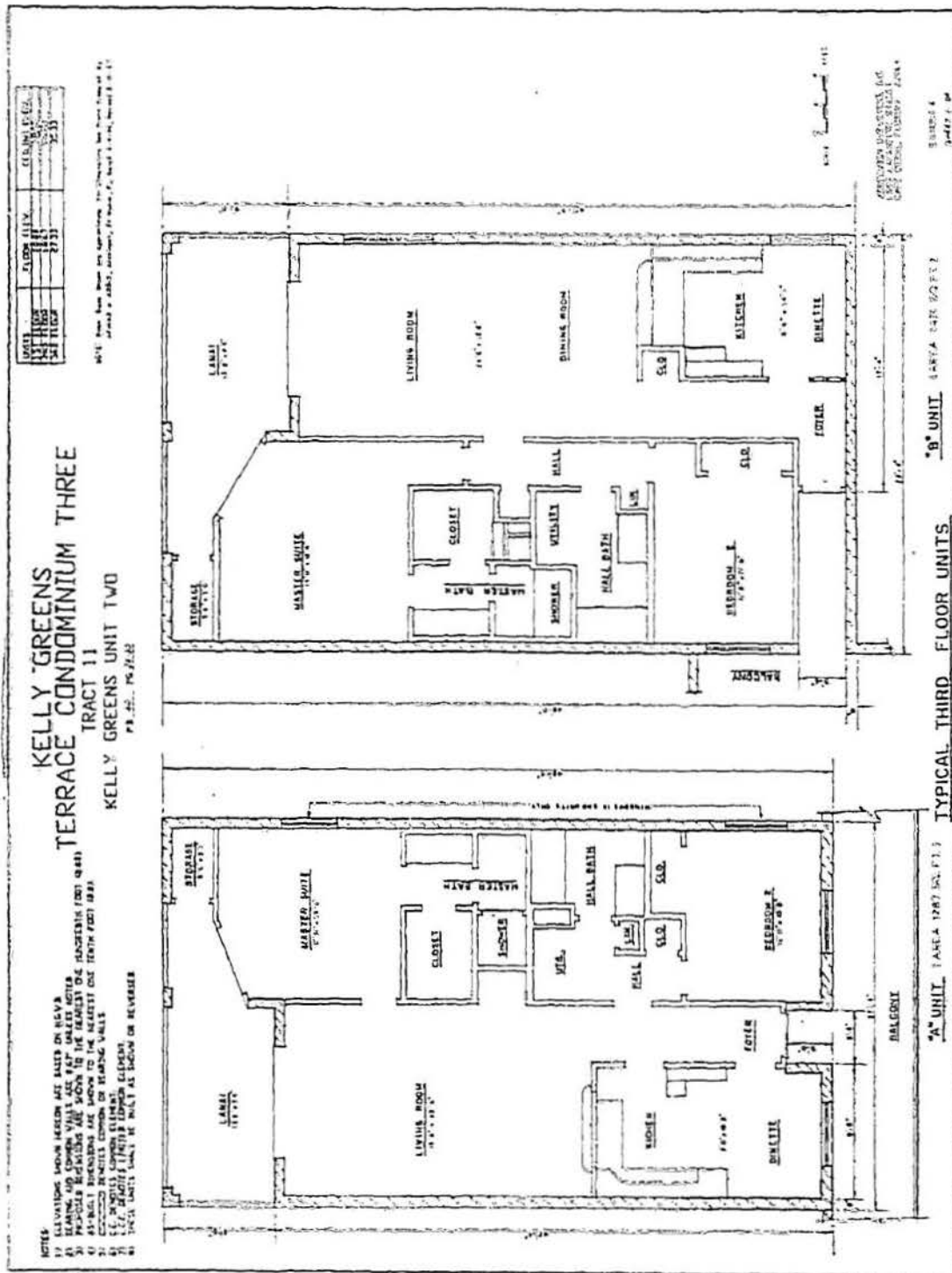


EXHIBIT A1

NOT A PART OF THE CONDOMINIUM

DESCRIPTION: Ingress and Egress Easement for
Kelly Greens Terrace Condominium

An easement for ingress and egress over and across Tract 11, Kelly Greens Unit Two, in Section 1, Township 46 South, Range 23 East, Lee County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Tract 11; thence run N.88°52'42"E. along the North line of said Tract 11 for 277.09 feet to the point of beginning; thence run S.01°07'18"E. for 178.33 feet; thence run Southwesterly for 23.56 feet on the arc of a curve to the right having a radius of 15.00 feet (chord bearing S.43°52'42"W., chord distance of 21.21 feet); thence run S.88°52'42"W. for 59.09 feet; thence run N.63°32'36"W. for 182.00 feet; thence run S.26°27'24"W. for 30.00 feet; thence run S.63°32'36"E. for 189.36 feet; thence run N.88°52'42"E. for 435.95 feet; thence run S.86°23'29"E. for 235.00 feet; thence run N.14°30'40"E. for 280.26 feet; thence run N.03°14'23"W. for 260.56 feet; thence run S.86°45'37"W. for 30.00 feet; thence run S.03°14'23"E. for 252.32 feet; thence run S.14°30'40"W. for 76.16 feet; thence run Southwesterly for 31.42 feet on the arc of a curve to the right having a radius of 20.00 feet (chord bearing S.59°30'40"W., chord distance of 28.28 feet); thence run N.75°29'20"W. for 25.00 feet; thence run Northwesterly for 99.90 feet on the arc of a curve to the right having a radius of 152.65 feet (chord bearing N.56°44'25"W., chord distance of 98.13 feet); thence run N.37°59'29"W. for 34.07 feet to the Southerly right of way line of Kelly Sands Way thence run Southwesterly for 24.04 feet on the arc of a curve concave Northwesterly having a radius of 125.00 feet (chord bearing S.52°00'31"W., chord distance of 24.00 feet); thence run S.37°59'29"E. for 34.07 feet; thence run Southeasterly for 115.61 feet on the arc of a curve to the left having a radius of 176.65 feet (chord bearing S.56°44'25"E., chord distance of 113.56 feet); thence run S.75°29'20"E. for 25.00 feet; thence run Southeasterly for 15.71 feet on the arc of a curve to the right having a radius of 10.00 feet (chord bearing S.30°29'20"E., chord distance of 14.14 feet); thence run S.14°30'40"W. for 100.00 feet; thence run Southwesterly for 34.51 feet on the arc of a curve to the right having a radius of 25.00 feet (chord bearing S.54°03'36"W., chord distance of 31.84 feet); thence run N.86°23'29"W. for 194.38 feet; thence run S.88°52'42"W. for 316.82 feet; thence run Northwesterly for 23.56 feet on the arc of a curve to the right having a radius of 15.00 feet (chord bearing N.46°07'18"W., chord distance of 21.21 feet); thence run N.01°07'18"W. for 178.33 feet; thence run S.88°52'42"W. for 24.00 feet to the point of beginning.

Doc.No. 4623010.DOC
Date: 12/30/87

NOT A PART OF THE CONDOMINIUM

KELLY GREENS
COMMUNITY ASSOCIATION I, INC.

WALLACE GREENE
111551

[illegible][illegible]

EXHIBIT A1

GOLDBERG, RUBINSTEIN & BUCKLEY, P. A. P. O. BOX 2366 FORT MYERS FLORIDA 33902.

35

RECORDED & RETURNED

FILED
 OCT 18 1988
 878 80000

0R2023

PG3515

OCT 18 3 36 PM '88

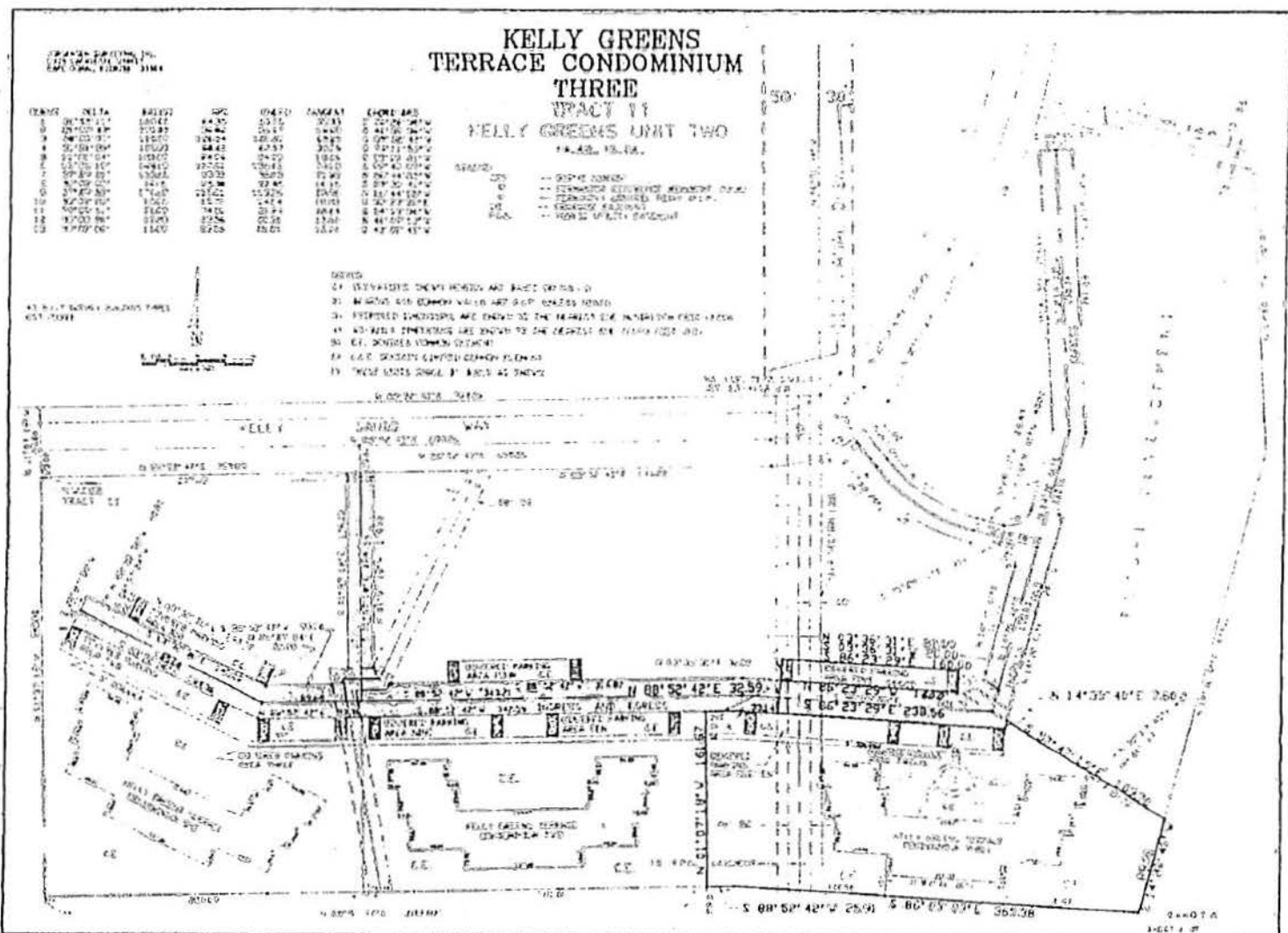


EXHIBIT "A"

GOLDBERG, GOLDSTEIN & BUCKLEY, P.A.

P.O. BOX 246

FORT MYERS, FLORIDA 33902-246

Exhibit "A"

Page 10 of 10

ARTICLES OF AMENDED AND RESTATED
ARTICLES OF INCORPORATION

Pursuant to the provision of Chapter 617, Florida Statutes, the undersigned corporation adopts the following Articles of Amended and Restated Articles of Incorporation.

FIRST: The name of the corporation is Kelly Greens Terrace Condominium III Association, Inc.

SECOND: The attached Amended and Restated Articles of Incorporation were adopted by the membership.

THIRD: The attached Amended and Restated Articles of Incorporation were adopted by the required vote of the members on the 18th day of February 2016.

FOURTH: The number of votes cast were sufficient for approval.

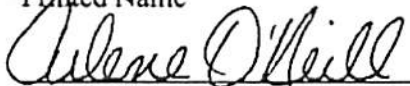
WITNESSES:
(TWO)

KELLY GREENS TERRACE CONDOMINIUM
III ASSOCIATION, INC.


Signature
WAYNE MACKEY
Printed Name

BY: Clarence Monson
Clarence Monson, President

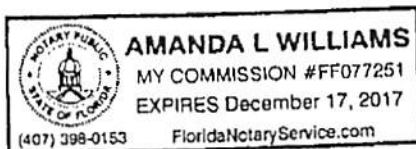
Date: 3/6/16

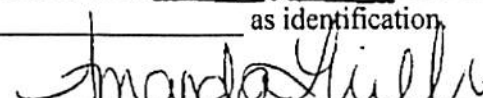

Signature
ARLENE O'NEILL
Printed Name

(CORPORATE SEAL)

STATE OF FL)
) SS:
COUNTY OF Lee)

The foregoing instrument was acknowledged before me this 16th day of March 2016 by Clarence Monson as President of Kelly Greens Terrace Condominium III Association, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced (type of identification) _____ as identification.




Notary Public
Amanda L. Williams
Printed Name

My commission expires: 12-17-17

ACTIVE: 8240333_1

LAW OFFICES
BECKER & POLIAKOFF, P.A.
SIX MILE CORPORATE PARK • 12140 CARISSA COMMERCE COURT, SUITE 200 • FORT MYERS, FL 33966
TELEPHONE (239) 433-7707

FILED
16 MAR 17 PM 2:31
CLERK OF STATE
TALLAHASSEE FLORIDA

KELLY GREENS TERRACE CONDOMINIUM III
RULES AND REGULATIONS

1. Units shall be limited to single family residential usage and no commercial, professional, or business use shall be permitted. Units may not be rented for periods of less than thirty (30) days.
2. There are no restrictions on children.
3. No travel trailers, mobile homes, campers, trucks, commercial vehicles, boats or recreational vehicles shall be parked in or on the Common Properties overnight.
4. Dogs, cats or other pets shall be permitted in the units and on the common or limited common elements including birds, such as canaries and parakeets, and fish such as goldfish or tropical varieties, which may be kept by a unit owner in the owner's respective unit; provided, however, that no such pet shall be raised for commercial purposes, no unit owner may keep more than one (1) such dog and/or cat in his unit and no such pet shall weigh more than forty (40) pounds when fully mature. All pets shall be kept on leashes when not confined to the owner's unit and will be walked only in areas designated from time to time by the Directors for such purpose. If, in the sole judgment of the Board, it is determined that a pet is causing excessive disturbance and annoyance to other occupants, the owner will be asked to dispose of the pet.
5. No signs of any description or nature shall be displayed by any unit owner, except with the written consent of the Association's Board of Directors, except that the Developer may display signs for the purpose of construction, sale and closing of the property until such time as all units shall have been sold by the Developer.
6. The occupants of the condominium units shall not permit loud and objectionable noises or noxious odors to emanate from the premises.
7. The occupants and owners of each unit shall keep and obey all laws, ordinances and regulations of all governmental bodies, and all regulations that may be passed from time to time

EXHIBIT "C"

by the Association's Board of Directors.

8. No wire, antennas, clotheslines, garbage or refuse receptacles, or other equipment or structures shall be erected, constructed or maintained on the exterior of the buildings or on or in any of the common elements, except upon the written consent of the Association's Board of Directors.

9. No unit owner shall permit or suffer anything to be done or kept in his condominium unit which will increase insurance rates on any unit or on the common elements.

10. No unit owner shall commit or permit any nuisance, immoral, or illegal act in his unit or in or on the common elements.

11. All unit owners shall conform to and abide by the By-Laws and the uniform rules and regulations in regard to the use of the units and the common elements which may be adopted from time to time by the Association through its Board of Directors.

12. The Board of Directors, or its agents, shall have the right to enter any condominium unit at any reasonable time for the purpose of maintenance, inspection, repair, or replacement of the improvements within the unit or the common elements therein or accessible therefrom.

13. No unit owner shall dispose of trash and garbage other than in receptacles provided therefore pursuant to the By-Laws of the Association. No saline or other regenerating solution from water softening equipment shall be discharged into any street, easement or in or on the common elements so as to harmfully affect any lawn or planting.

14. Each Unit Owner shall have a perpetual easement for ingress and egress to and from his unit over steps, terraces, lawns, walkways, driveways and other common elements from and to the public or private roadways bounding the condominium property, except as otherwise provided herein.

15. No Unit Owner or occupant shall in any way obstruct the common way of ingress and egress to the other units or the common elements.

16. No Unit Owner is permitted to park on the "Driveway Apron" adjacent to the Parking Spaces at anytime.

KELLY GREENS TERRACE VII COA INC

FUND BALANCE SHEET

As of: 08/31/2026

Assets

Account Asset	Operating	Reserves	Total
01001 OPERATING-FIRST HORIZON-3430	\$212,637.53	\$0.00	\$212,637.53
01003 SANIBEL CAPTIVA 9969 OP	\$289,393.11	\$0.00	\$289,393.11
01005 RESERVE-FIRST HORIZON-3416	\$0.00	\$10,169.50	\$10,169.50
01060 DUE FROM RESERVES	\$37,126.17	\$0.00	\$37,126.17
01150 ACCOUNTS RECEIVABLE	\$5,610.35	\$0.00	\$5,610.35
Asset Total	\$544,767.16	\$10,169.50	\$554,936.66
Total Assets:	\$544,767.16	\$10,169.50	\$554,936.66

Liabilities

Account Liability	Operating	Reserves	Total
02050 DUE TO OPERATING	\$0.00	\$37,126.17	\$37,126.17
02140 PREPAID OWNERS FEES	\$475.00	\$0.00	\$475.00
02150 DEFERRED MAINTENANCE FEES	\$12,750.00	\$0.00	\$12,750.00
Liability Total	\$13,225.00	\$37,126.17	\$50,351.17
Total Liabilities:	\$13,225.00	\$37,126.17	\$50,351.17

Equity

Account Reserves	Operating	Reserves	Total
02901 RESERVES - PAINTING	\$0.00	\$11,600.20	\$11,600.20
02905 RESERVES - PAVING	\$0.00	\$1,210.54	\$1,210.54
02906 RESERVES - PAVING RESEAL	\$0.00	\$1,000.08	\$1,000.08
02910 RESERVES - ROOF	\$0.00	\$7,459.39	\$7,459.39
02911 RESERVES - ELEVATOR	\$0.00	\$100.00	\$100.00
02912 RESERVES - A/C LINE REPL	\$0.00	\$149.96	\$149.96
02913 RESERVES - CARPORTS	\$0.00	\$24,738.92	\$24,738.92
02914 RESERVES - LANAI RENOVATION	\$0.00	\$6,000.00	\$6,000.00
02919 RESERVES - INTEREST	\$0.00	\$9,941.25	\$9,941.25
02920 RESERVES - DEFERRED MAINT	\$0.00	\$69,336.47	\$69,336.47
02929 RESERVE-HURRICANE IAN EXPENSES	\$0.00	(\$158,493.48)	(\$158,493.48)
Reserves Total	\$0.00	(\$26,956.67)	(\$26,956.67)
Members Equity			
02950 PRIOR YEAR / SURPLUS (DEFICIT)	\$582,773.51	\$0.00	\$582,773.51
02951 PRIOR PERIOD ADJUSTMENTS	\$8,450.00	\$0.00	\$8,450.00
Members Equity Total	\$591,223.51	\$0.00	\$591,223.51
Current Year Net Income/(Loss)	(\$59,681.35)	\$0.00	(\$59,681.35)
Total Equity:	\$531,542.16	(\$26,956.67)	\$504,585.49

Account	Operating	Reserves	Total
Total Liabilities & Equity	\$544,767.16	\$10,169.50	\$554,936.66

KELLY GREENS TERRACE VII COA INC

Run Date: 09/09/2026

Run Time: 01:20 PM

INCOME STATEMENT

Start: 08/01/2026 | End: 08/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
03010 MAINTENANCE FEES	12,750.00	12,750.00	0.00	102,000.00	102,000.00	0.00	153,000.00
03030 OTHER INCOME	0.00	0.00	0.00	781.05	0.00	781.05	0.00
03045 INSURANCE PROCEEDS	0.00	0.00	0.00	24,863.60	0.00	24,863.60	0.00
03120 INTEREST INCOME	552.47	0.00	552.47	4,279.52	0.00	4,279.52	0.00
Income Total	13,302.47	12,750.00	552.47	131,924.17	102,000.00	29,924.17	153,000.00
Total Income	13,302.47	12,750.00	552.47	131,924.17	102,000.00	29,924.17	153,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
GENERAL & ADMINISTRATIVE							
04004 CONDO STATE FEE	0.00	10.00	10.00	0.00	80.00	80.00	120.00
04005 CORP ANNUAL REPORT	0.00	5.10	5.10	0.00	40.80	40.80	61.25
04006 LEGAL / PROFESSIONAL FEES	7,258.67	41.67	(7,217.00)	13,858.17	333.36	(13,524.81)	500.00
04007 TAXES/TAX PREP	0.00	17.91	17.91	215.00	143.28	(71.72)	215.00
04008 PERMITS	0.00	6.25	6.25	0.00	50.00	50.00	75.00
04015 OFFICE / POSTAGE / SUPPLIES	19.18	100.00	80.82	414.33	800.00	385.67	1,200.00
04060 MANAGEMENT FEE	650.00	650.00	0.00	5,200.00	5,200.00	0.00	7,800.00
04070 COMMUNITY ASSESSMENT	2,400.00	2,333.33	(66.67)	19,200.00	18,666.64	(533.36)	28,000.00
04090 INSURANCE - LIAB / PKG / WIND	946.10	3,750.00	2,803.90	48,341.86	30,000.00	(18,341.86)	45,000.00
04093 INSURANCE - FLOOD	0.00	1,041.67	1,041.67	12,876.00	8,333.36	(4,542.64)	12,500.00
GENERAL & ADMINISTRATIVE Total	11,273.95	7,955.93	(3,318.02)	100,105.36	63,647.44	(36,457.92)	95,471.25
BUILDING							
04210 MAINTENANCE REPAIRS	(70.24)	416.67	486.91	9,711.78	3,333.36	(6,378.42)	5,000.00
04240 JANITORIAL CONTRACT	200.00	283.00	83.00	1,683.00	2,264.00	581.00	3,396.00
04250 ELEVATOR CONTRACT / INSPECT	188.00	208.33	20.33	2,378.00	1,666.64	(711.36)	2,500.00
04252 ELEVATOR PHONE	0.00	66.67	66.67	704.49	533.36	(171.13)	800.00
04255 FIRE/SECURITY MONITOR MAINT	0.00	41.67	41.67	1,350.34	333.36	(1,016.98)	500.00
04290 PEST CONTROL / INTERNAL	0.00	125.00	125.00	720.00	1,000.00	280.00	1,500.00
BUILDING Total	317.76	1,141.34	823.58	16,547.61	9,130.72	(7,416.89)	13,696.00
GROUNDS							
04305 LANDSCAPE CONTRACT	540.00	490.00	(50.00)	4,320.00	3,920.00	(400.00)	5,880.00
04310 LANDSCAPE IMPROVEMENT	0.00	166.67	166.67	12,500.25	1,333.36	(11,166.89)	2,000.00
04311 MULCH	0.00	166.67	166.67	2,665.75	1,333.36	(1,332.39)	2,000.00
04340 IRRIGATION CONTRACT	160.00	160.00	0.00	1,539.09	1,280.00	(259.09)	1,920.00
04341 IRRIGATION REPAIRS	0.00	41.67	41.67	905.89	333.36	(572.53)	500.00
04380 PEST / WEED EXTERIOR	390.00	160.00	(230.00)	780.00	1,280.00	500.00	1,920.00
04390 TREE TRIMMING	0.00	25.00	25.00	105.00	200.00	95.00	300.00
GROUNDS Total	1,090.00	1,210.01	120.01	22,815.98	9,680.08	(13,135.90)	14,520.00
UTILITIES							
04601 ELECTRIC	163.32	83.33	(79.99)	968.43	666.64	(301.79)	1,000.00
04610 WATER/SEWER	1,190.41	1,125.00	(65.41)	10,764.20	9,000.00	(1,764.20)	13,500.00
04640 TRASH	1,279.36	350.00	(929.36)	5,994.42	2,800.00	(3,194.42)	4,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
UTILITIES Total	2,633.09	1,558.33	(1,074.76)	17,727.05	12,466.64	(5,260.41)	18,700.00
PROJECTS							
04827 PAVER PROJECT	0.00	0.00	0.00	6,600.00	0.00	(6,600.00)	0.00
04831 PAVING PROJECT	0.00	0.00	0.00	20,800.00	0.00	(20,800.00)	0.00
PROJECTS Total	0.00	0.00	0.00	27,400.00	0.00	(27,400.00)	0.00
RESERVES / CONTINGENCY							
04901 CONTINGENCY	0.00	8.21	8.21	0.00	65.68	65.68	98.52
04920 GENERAL RESERVES	876.19	876.19	0.00	7,009.52	7,009.52	0.00	10,514.23
RESERVES / CONTINGENCY Total	876.19	884.40	8.21	7,009.52	7,075.20	65.68	10,612.75
Total Expense	16,190.99	12,750.01	(3,440.98)	191,605.52	102,000.08	(89,605.44)	153,000.00
Net Income	(2,888.52)	(0.01)	(2,888.51)	(59,681.35)	(0.08)	(59,681.27)	0.00

**KELLY GREENS TERRACE VII
CONDOMINIUM ASSOCIATION, INC.**

PURCHASE NOTIFICATION

Date_____

Unit_____

Complete Buyers Name_____

Partner_____

Other Unit Designation_____
(Corporation if applicable)

Residence Address_____

Billing Address if Different_____

Home Telephone_____ Home Fax_____

Office Telephone_____ Office Fax_____

E-Mail Address_____

Employer_____

Occupation_____

Purchase Price_____

Tentative Closing Date_____

**I (WE) HAVE RECEIVED AND UNDERSTAND THE GOVERNING
DOCUMENTS FOR KELLY GREENS TERRACE VII CONDOMINIUM
ASSOCIATION AND AGREE TO ABIDE BY SAME.**

Signature Date ____/____/____

Signature Date ____/____/____

No Buyers Fee

Please return to: Florida Sunset Management
1520 Royal Palm Sq. Blvd. #360
Ft. Myers, FL 33919

Copy of contract must accompany application.

KELLY GREENS TERRACE VII COA INC

FUND BALANCE SHEET

As of: 01/31/2026

Assets

Account Asset	Operating	Reserves	Total
01001 OPERATING-FIRST HORIZON-3430	\$292,706.66	\$0.00	\$292,706.66
01003 SANIBEL CAPTIVA 9969 OP	\$285,618.30	\$0.00	\$285,618.30
01005 RESERVE-FIRST HORIZON-3416	\$0.00	\$20,194.52	\$20,194.52
01060 DUE FROM RESERVES	\$38,002.38	\$0.00	\$38,002.38
01150 ACCOUNTS RECEIVABLE	\$13,900.00	\$0.00	\$13,900.00
Asset Total	\$630,227.34	\$20,194.52	\$650,421.86
Total Assets:	\$630,227.34	\$20,194.52	\$650,421.86

Liabilities

Account Liability	Operating	Reserves	Total
02050 DUE TO OPERATING	\$0.00	\$38,002.38	\$38,002.38
02140 PREPAID OWNERS FEES	\$6,600.00	\$0.00	\$6,600.00
02150 DEFERRED MAINTENANCE FEES	\$25,500.00	\$0.00	\$25,500.00
Liability Total	\$32,100.00	\$38,002.38	\$70,102.38
Total Liabilities:	\$32,100.00	\$38,002.38	\$70,102.38

Equity

Account Reserves	Operating	Reserves	Total
02901 RESERVES - PAINTING	\$0.00	\$11,600.20	\$11,600.20
02905 RESERVES - PAVING	\$0.00	\$11,834.99	\$11,834.99
02906 RESERVES - PAVING RESEAL	\$0.00	\$1,000.08	\$1,000.08
02910 RESERVES - ROOF	\$0.00	\$3,056.53	\$3,056.53
02911 RESERVES - ELEVATOR	\$0.00	\$100.00	\$100.00
02912 RESERVES - A/C LINE REPL	\$0.00	\$149.96	\$149.96
02913 RESERVES - CARPORTS	\$0.00	\$23,384.00	\$23,384.00
02914 RESERVES - LANAI RENOVATION	\$0.00	\$6,000.00	\$6,000.00
02919 RESERVES - INTEREST	\$0.00	\$14,223.39	\$14,223.39
02920 RESERVES - DEFERRED MAINT	\$0.00	\$69,336.47	\$69,336.47
02929 RESERVE-HURRICANE IAN EXPENSES	\$0.00	(\$158,493.48)	(\$158,493.48)
Reserves Total	\$0.00	(\$17,807.86)	(\$17,807.86)
Members Equity			
02950 PRIOR YEAR / SURPLUS (DEFICIT)	\$582,773.51	\$0.00	\$582,773.51
Members Equity Total	\$582,773.51	\$0.00	\$582,773.51
Current Year Net Income/(Loss)	\$15,353.83	\$0.00	\$15,353.83
Total Equity:	\$598,127.34	(\$17,807.86)	\$580,319.48

Account	Operating	Reserves	Total
Total Liabilities & Equity	\$630,227.34	\$20,194.52	\$650,421.86

KELLY GREENS TERRACE VII COA INC

Run Date: 02/25/2026

Run Time: 03:42 PM

INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
03010 MAINTENANCE FEES	12,750.00	12,750.00	0.00	12,750.00	12,750.00	0.00	153,000.00
03045 INSURANCE PROCEEDS	24,863.60	0.00	24,863.60	24,863.60	0.00	24,863.60	0.00
03120 INTEREST INCOME	504.71	0.00	504.71	504.71	0.00	504.71	0.00
Income Total	38,118.31	12,750.00	25,368.31	38,118.31	12,750.00	25,368.31	153,000.00
Total Income	38,118.31	12,750.00	25,368.31	38,118.31	12,750.00	25,368.31	153,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
GENERAL & ADMINISTRATIVE							
04004 CONDO STATE FEE	0.00	10.00	10.00	0.00	10.00	10.00	120.00
04005 CORP ANNUAL REPORT	0.00	5.10	5.10	0.00	5.10	5.10	61.25
04006 LEGAL / PROFESSIONAL FEES	400.00	41.67	(358.33)	400.00	41.67	(358.33)	500.00
04007 TAXES/TAX PREP	0.00	17.91	17.91	0.00	17.91	17.91	215.00
04008 PERMITS	0.00	6.25	6.25	0.00	6.25	6.25	75.00
04015 OFFICE / POSTAGE / SUPPLIES	166.34	100.00	(66.34)	166.34	100.00	(66.34)	1,200.00
04060 MANAGEMENT FEE	650.00	650.00	0.00	650.00	650.00	0.00	7,800.00
04070 COMMUNITY ASSESSMENT	2,333.33	2,333.33	0.00	2,333.33	2,333.33	0.00	28,000.00
04090 INSURANCE - LIAB / PKG / WIND	0.00	3,750.00	3,750.00	0.00	3,750.00	3,750.00	45,000.00
04093 INSURANCE - FLOOD	0.00	1,041.67	1,041.67	0.00	1,041.67	1,041.67	12,500.00
GENERAL & ADMINISTRATIVE Total	3,549.67	7,955.93	4,406.26	3,549.67	7,955.93	4,406.26	95,471.25
BUILDING							
04210 MAINTENANCE REPAIRS	6,653.42	416.67	(6,236.75)	6,653.42	416.67	(6,236.75)	5,000.00
04240 JANITORIAL CONTRACT	283.00	283.00	0.00	283.00	283.00	0.00	3,396.00
04250 ELEVATOR CONTRACT / INSPECT	360.00	208.33	(151.67)	360.00	208.33	(151.67)	2,500.00
04251 ELEVATOR REPAIRS	240.00	0.00	(240.00)	240.00	0.00	(240.00)	0.00
04252 ELEVATOR PHONE	234.83	66.67	(168.16)	234.83	66.67	(168.16)	800.00
04255 FIRE/SECURITY MONITOR MAINT	0.00	41.67	41.67	0.00	41.67	41.67	500.00
04260 LIGHT REPLACEMENTS	3.50	0.00	(3.50)	3.50	0.00	(3.50)	0.00
04290 PEST CONTROL / INTERNAL	0.00	125.00	125.00	0.00	125.00	125.00	1,500.00
BUILDING Total	7,774.75	1,141.34	(6,633.41)	7,774.75	1,141.34	(6,633.41)	13,696.00
GROUNDS							
04305 LANDSCAPE CONTRACT	540.00	490.00	(50.00)	540.00	490.00	(50.00)	5,880.00
04310 LANDSCAPE IMPROVEMENT	4,532.50	166.67	(4,365.83)	4,532.50	166.67	(4,365.83)	2,000.00
04311 MULCH	2,665.75	166.67	(2,499.08)	2,665.75	166.67	(2,499.08)	2,000.00
04340 IRRIGATION CONTRACT	419.09	160.00	(259.09)	419.09	160.00	(259.09)	1,920.00
04341 IRRIGATION REPAIRS	0.00	41.67	41.67	0.00	41.67	41.67	500.00
04380 PEST / WEED EXTERIOR	0.00	160.00	160.00	0.00	160.00	160.00	1,920.00
04390 TREE TRIMMING	0.00	25.00	25.00	0.00	25.00	25.00	300.00
GROUNDS Total	8,157.34	1,210.01	(6,947.33)	8,157.34	1,210.01	(6,947.33)	14,520.00
UTILITIES							
04601 ELECTRIC	143.81	83.33	(60.48)	143.81	83.33	(60.48)	1,000.00
04610 WATER/SEWER	1,385.74	1,125.00	(260.74)	1,385.74	1,125.00	(260.74)	13,500.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
04640 TRASH	876.98	350.00	(526.98)	876.98	350.00	(526.98)	4,200.00
UTILITIES Total	2,406.53	1,558.33	(848.20)	2,406.53	1,558.33	(848.20)	18,700.00
RESERVES / CONTINGENCY							
04901 CONTINGENCY	0.00	8.21	8.21	0.00	8.21	8.21	98.52
04920 GENERAL RESERVES	876.19	876.19	0.00	876.19	876.19	0.00	10,514.23
RESERVES / CONTINGENCY Total	876.19	884.40	8.21	876.19	884.40	8.21	10,612.75
Total Expense	22,764.48	12,750.01	(10,014.47)	22,764.48	12,750.01	(10,014.47)	153,000.00
Net Income	15,353.83	(0.01)	15,353.84	15,353.83	(0.01)	15,353.84	0.00

KELLY GREENS TERRACE VII COA INC

Run Date: 02/25/2026
Run Time: 03:42 PM

PREPAID OWNERS

As of: 01/31/2026

Owner	Address	Account #	Lot #		Prepaid Balance
CRAIG MICHAEL & MICHELLE V. OLEKSY	12170 KELLY SANDS WAY 702	702	702	PP - General	\$1,275.00
				Total	\$1,275.00
CHARLES & KRISTIN OWEN	12170 KELLY SANDS WAY 711	711	711	PP - General	\$1,275.00
KRISTIN OWEN, TRUST (O)				Total	\$1,275.00
REDDY KUMAR TTEE	12170 KELLY SANDS WAY 717	717	717	PP - General	\$1,350.00
				Total	\$1,350.00
REX & PAMELA NICHOLS	12170 KELLY SANDS WAY 722	722	722	PP - General	\$2,225.00
				Total	\$2,225.00
DONALD & DIANE OLENIK	12170 KELLY SANDS WAY 728	728	728	PP - General	\$475.00
				Total	\$475.00
				PP - General	\$6,600.00
				Total	\$6,600.00

Aged Open Items

KELLY GREENS TERRACE VII COA INC

As of: 01/31/2026

Run Date: 02/25/2026

Run Time: 03:42 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
Total				\$0.00	\$0.00	\$0.00	\$0.00

Grand Total							\$0.00
-------------	--	--	--	--	--	--	--------

KELLY GREENS TERRACE VII COA INC

CHECK REGISTER - DETAILED

START: 01/01/2026 | END: 01/31/2026

Run Date: 02/25/2026
Run Time: 03:42 PM

Date	Check	Vendor	Reference	Amount
FIRST HORIZON BANK OPERATING-FIRST HORIZON-3430				
01/26/2026	BANK TRANSFER	KT7 - KELLY GREENS TERRACE VII	RESERVE FUNDING	\$2,628.56
01/26/2026	Inv: 012626	Acct: 04920 - 000 - GENERAL RESERVES	RESERVE FUNDING	\$2,628.56
01/23/2026	100172	GMSWF - GROUNDS MASTER OF SW FL INC	Landscape in courtyard	\$5,072.50
01/15/2026	Inv: 15998	Acct: 04310 - 000 - LANDSCAPE IMPROVEMENT	Landscape in courtyard	\$4,532.50
01/20/2026	Inv: 16014	Acct: 04305 - 000 - LANDSCAPE CONTRACT	January	\$540.00
01/23/2026	100173	COUP - COUP ELETRIC CO	Small J box, lamp post	\$320.13
01/19/2026	Inv: 36112251	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Small J box, lamp post	\$320.13
01/21/2026	100170	GMSWF - GROUNDS MASTER OF SW FL INC	AC drain cleanout	\$1,870.00
01/14/2026	Inv: 15996	Acct: 04210 - 000 - MAINTENANCE REPAIRS	AC drain cleanout	\$1,870.00
01/21/2026	100171	KINGSI - KINGS III OF AMERICA INC	1st Qtr	\$234.83
01/21/2026	Inv: 3256156	Acct: 04252 - 000 - ELEVATOR PHONE	1st Qtr	\$234.83
01/20/2026	100169	GENELE - GENERAL ELEVATOR SOLUTIO...	Elevator service	\$240.00
01/20/2026	Inv: 47874	Acct: 04251 - 000 - ELEVATOR REPAIRS	Elevator service	\$240.00
01/13/2026	100168	NANCYN - NANCY NAPPO	Reimbursement	\$3,228.29
01/08/2026	Inv: 010826-4210	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Reimbursement	\$3,228.29
01/12/2026	100166	GAD - GOEDE, DEBOEST & CROSS PLLC	Legal	\$400.00
01/08/2026	Inv: 515715	Acct: 04006 - 000 - LEGAL / PROFESSION...	Legal	\$400.00
01/12/2026	100167	NEWELLPM - NEWELL PROPERTY MANAGEMENT	January - Admin	\$166.34
01/01/2026	Inv: 1-01-2026KT7-OE	Acct: 04015 - 000 - OFFICE / POSTAGE /...	January - Admin	\$166.34

Date	Check	Vendor	Reference	Amount
01/09/2026	100162	NEWELLPM - NEWELL PROPERTY MANAGEMENT	January - Mgt. Fee	\$650.00
01/01/2026	Inv: 1-1-2026KT7-MF	Acct: 04060 - 000 - MANAGEMENT FEE	January - Mgt. Fee	\$650.00
01/09/2026	100163	TM - TROPICAL MAINTENANCE OF SOUT...	January	\$286.50
01/10/2026	Inv: 0122-26	Acct: 04240 - 000 - JANITORIAL CONTRACT	January	\$283.00
01/10/2026	Inv: 0122-26	Acct: 04260 - 000 - LIGHT REPLACEMENTS	January	\$3.50
01/09/2026	100164	GENELE - GENERAL ELEVATOR SOLUTIO...	Service Call	\$360.00
01/09/2026	Inv: 47717	Acct: 04250 - 000 - ELEVATOR CONTRACT ...	Service Call	\$360.00
01/09/2026	100165	PROPERTYR - PROPERTY RESCUE LLC	Deep clean patio	\$300.00
01/08/2026	Inv: 305128	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Deep clean patio	\$300.00
01/08/2026	100159	COUP - COUP ELETRIC CO	Repairs and Replacements	\$935.00
01/07/2026	Inv: 35922365	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Repairs and Replacements	\$935.00
01/08/2026	100160	GMSWF - GROUNDS MASTER OF SW FL INC	Mulch	\$2,665.75
01/07/2026	Inv: 15952	Acct: 04311 - 000 - MULCH	Mulch	\$2,665.75
01/08/2026	100161	AWS - AUTOMATED WATER SYSTEMS INC	December	\$419.09
01/07/2026	Inv: 41955	Acct: 04340 - 000 - IRRIGATION CONTRACT	December	\$419.09
01/08/2026	300046	WASTE - WM CORPORATE SERVICES INC	12170	\$876.98
01/28/2026	Inv: 0190366-4028-2	Acct: 04640 - 000 - TRASH	12170	\$876.98
01/02/2026	300044	FPL - FPL	12170	\$143.81
01/02/2026	Inv: 122225-5346	Acct: 04601 - 000 - ELECTRIC	12170	\$143.81
01/02/2026	300045	LCU - LEE COUNTY UTILITIES	12170	\$1,385.74
01/07/2026	Inv: 121825-44-8	Acct: 04610 - 000 - WATER/SEWER	12170	\$1,385.74

Date	Check	Vendor	Reference	Amount
01/01/2026	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$2,333.33
01/01/2026	Inv: MONTHLY MASTER FEE	Acct: 04070 - 000 - COMMUNITY ASSESSMENT	MONTHLY MASTER FEE	\$2,333.33
Sub-Total:				\$24,516.85
Total:				\$24,516.85

KELLY GREENS TERRACE VII COA INC

Run Date: 02/25/2026

Run Time: 03:42 PM

GENERAL LEDGER DETAIL

As of: Start: 01/01/2026 | End: 01/31/2026

Account				Balance Forward	Debits	Credits	Ending Balance
01001 OPERATING-FIRST HORIZON-3430				\$284,873.51	\$32,350.00	\$24,516.85	\$292,706.66
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2026	AP 470065 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$0.00	\$2,333.33	
1/2/2026	AP 470578 - External Check	300044	FPL - FPL	12170	\$0.00	\$143.81	
1/2/2026	AP 470579 - External Check	300045	LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,385.74	
1/2/2026	AR 470918 - Cash Receipts - Lockbox	0000000200			\$1,275.00	\$0.00	
1/5/2026	AR 470301 - Cash Receipts - Direct Debit	518574365		Automated Payment for Apply Charges Batch #470299	\$10,200.00	\$0.00	
1/5/2026	AR 471098 - Cash Receipts - Direct Debit	518579554		One Time Payment	\$1,275.00	\$0.00	
1/5/2026	AR 473358 - Cash Receipts - Lockbox	0000000238			\$1,275.00	\$0.00	
1/6/2026	AR 471584 - Cash Receipts - Manual	15908			\$3,025.00	\$0.00	
1/6/2026	AR 473384 - Cash Receipts - Lockbox	0000002014			\$2,550.00	\$0.00	
1/8/2026	AR 473449 - Cash Receipts - Lockbox	0000000221			\$1,275.00	\$0.00	
1/8/2026	AP 473721 - External Check	300046	WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$876.98	
1/8/2026	AP 473722 - External Check	100159	COUP - COUP ELETRIC CO	Repairs and Replacements	\$0.00	\$935.00	
1/8/2026	AP 473723 - External Check	100160	GMSWF - GROUNDS MASTER OF SW FL INC	Mulch	\$0.00	\$2,665.75	
1/8/2026	AP 473724 - External Check	100161	AWS - AUTOMATED WATER SYSTEMS INC	December	\$0.00	\$419.09	
1/9/2026	AR 473333 - Cash Receipts - Direct Debit	519541749		One Time Payment	\$1,275.00	\$0.00	
1/9/2026	AP 474359 - External Check	100162	NEWELLPM - NEWELL PROPERTY MANAGEMENT	January - Mgt. Fee	\$0.00	\$650.00	
1/9/2026	AP 474360 - External Check	100163	TM - TROPICAL MAINTENANCE OF SOUTH FL INC	January	\$0.00	\$286.50	
1/9/2026	AP 474361 - External Check	100164	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	Service Call	\$0.00	\$360.00	
1/9/2026	AP 474362 - External Check	100165	PROPERTYR - PROPERTY RESCUE LLC	Deep clean patio	\$0.00	\$300.00	
1/9/2026	AR 475066 - Cash Receipts - Lockbox	0000011456			\$1,275.00	\$0.00	
1/12/2026	AR 474956 - Cash Receipts - Direct Debit	519911700		One Time Payment	\$1,275.00	\$0.00	
1/12/2026	AP 475002 - External Check	100166	GAD - GOEDE, DEBOEST & CROSS PLLC	Legal	\$0.00	\$400.00	
1/12/2026	AP 475003 - External Check	100167	NEWELLPM - NEWELL PROPERTY MANAGEMENT	January - Admin	\$0.00	\$166.34	
1/12/2026	AR 475092 - Cash Receipts - Lockbox	0000002598			\$3,825.00	\$0.00	
1/13/2026	AP 475299 - External Check	100168	NANCYN - NANCY NAPPO	Reimbursement	\$0.00	\$3,228.29	
1/20/2026	AP 476910 - External Check	100169	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	Elevator service	\$0.00	\$240.00	
1/21/2026	AP 477194 - External Check	100170	GMSWF - GROUNDS MASTER OF SW FL INC	AC drain cleanout	\$0.00	\$1,870.00	
1/21/2026	AP 477195 - External Check	100171	KINGSI - KINGS III OF AMERICA INC	1st Qtr	\$0.00	\$234.83	
1/23/2026	AP 477527 - External	100172	GMSWF - GROUNDS MASTER OF SW FL INC	Landscape in	\$0.00	\$5,072.50	

Account				Balance Forward	Debits	Credits	Ending Balance
	Check			courtyard			
1/23/2026	AP 477528 - External	100173	COUP - COUP ELETRIC CO	Small J box, lamp	\$0.00	\$320.13	
	Check			post			
1/26/2026	AP 484841 - Hand	BANK	KT7 - KELLY GREENS TERRACE VII	RESERVE	\$0.00	\$2,628.56	
	Written Check	TRANSFER		FUNDING			
1/27/2026	AR 478111 - Cash	0000002044			\$1,275.00	\$0.00	
	Receipts - Lockbox						
1/28/2026	AR 478125 - Cash	0056260170			\$1,275.00	\$0.00	
	Receipts - Manual						
1/30/2026	AR 478812 - Cash	521449746		One Time	\$1,275.00	\$0.00	
	Receipts - Direct Debit			Payment			
01003 SANIBEL CAPTIVA 9969 OP				\$260,249.99	\$25,368.31	\$0.00	\$285,618.30
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/15/2026	GL 477206 - Journal			RECORD FLOOD	\$24,863.60	\$0.00	
	Entry			INS CLAIM			
				PROCEEDS			
1/31/2026	GL 484874 - Journal			Record Jan	\$504.71	\$0.00	
	Entry			Interest Sanibel			
				Acct 9969			
01005 RESERVE-FIRST HORIZON-3416				\$17,562.90	\$2,631.62	\$0.00	\$20,194.52
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/26/2026	AR 484842 - Cash	BANK		MONTHLY	\$2,628.56	\$0.00	
	Receipts -	TRANSFER		RESERVE			
	Miscellaneous			FUNDING			
1/31/2026	GL 484844 - Misc			JAN RES INTEREST	\$3.06	\$0.00	
	Deposit						
01060 DUE FROM RESERVES				\$36,250.01	\$2,628.56	\$876.19	\$38,002.38
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/18/2026	GL 476379 - Journal		MONTHLY RESERVE ALLOCATION	MONTHLY	\$0.00	\$876.19	
	Entry			RESERVE			
				ALLOCATION			
1/31/2026	GL 484856 - Journal		QRTLRY RESERVE FUNDING ALLOCATION	QRTLRY RESERVE	\$2,628.56	\$0.00	
	Entry			FUNDING			
				ALLOCATION			
01150 ACCOUNTS RECEIVABLE				\$7,525.00	\$38,250.00	\$31,875.00	\$13,900.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/2/2026	AR 470299 - Apply				\$38,250.00	\$0.00	
	Charges						
1/2/2026	AR 470300 - Apply				\$0.00	\$2,550.00	
	PrePays						
1/2/2026	AR 470918 - Cash	0000000200			\$0.00	\$1,275.00	
	Receipts - Lockbox						
1/5/2026	AR 470301 - Cash	518574365		Automated	\$0.00	\$10,200.00	
	Receipts - Direct Debit			Payment for			
				Apply Charges			
				Batch #470299			
1/5/2026	AR 471098 - Cash	518579554		One Time	\$0.00	\$1,275.00	
	Receipts - Direct Debit			Payment			
1/5/2026	AR 473358 - Cash	0000000238			\$0.00	\$1,275.00	
	Receipts - Lockbox						
1/6/2026	AR 471584 - Cash	15908			\$0.00	\$2,550.00	
	Receipts - Manual						
1/6/2026	AR 473384 - Cash	0000002014			\$0.00	\$1,275.00	
	Receipts - Lockbox						
1/8/2026	AR 473449 - Cash	0000000221			\$0.00	\$1,275.00	
	Receipts - Lockbox						
1/9/2026	AR 473333 - Cash	519541749		One Time	\$0.00	\$1,275.00	
	Receipts - Direct Debit			Payment			
1/9/2026	AR 475066 - Cash	0000011456			\$0.00	\$1,275.00	
	Receipts - Lockbox						
1/12/2026	AR 474956 - Cash	519911700		One Time	\$0.00	\$1,275.00	
	Receipts - Direct Debit			Payment			

Account			Balance Forward		Debits	Credits	Ending Balance
1/12/2026	AR 475092 - Cash Receipts - Lockbox	0000002598			\$0.00	\$3,825.00	
1/28/2026	AR 478125 - Cash Receipts - Manual	0056260170			\$0.00	\$1,275.00	
1/30/2026	AR 478812 - Cash Receipts - Direct Debit	521449746	One Time Payment		\$0.00	\$1,275.00	
02010 ACCOUNTS PAYABLE			\$0.00		\$19,554.96	\$19,554.96	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2026	AP 473720 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	January - Mgt. Fee	\$0.00	\$650.00	
1/1/2026	AP 474450 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	January - Admin	\$0.00	\$166.34	
1/2/2026	AP 470576 - Enter Bill		FPL - FPL	12170	\$0.00	\$143.81	
1/2/2026	AP 470578 - External Check	300044	FPL - FPL	12170	\$143.81	\$0.00	
1/2/2026	AP 470579 - External Check	300045	LCU - LEE COUNTY UTILITIES	12170	\$1,385.74	\$0.00	
1/7/2026	AP 470577 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,385.74	
1/7/2026	AP 473715 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	December	\$0.00	\$419.09	
1/7/2026	AP 473718 - Enter Bill		COUP - COUP ELETRIC CO	Repairs and Replacements	\$0.00	\$935.00	
1/7/2026	AP 473719 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	Mulch	\$0.00	\$2,665.75	
1/8/2026	AP 473716 - Enter Bill		PROPERTYR - PROPERTY RESCUE LLC	Deep clean patio	\$0.00	\$300.00	
1/8/2026	AP 473721 - External Check	300046	WASTE - WM CORPORATE SERVICES INC	12170	\$876.98	\$0.00	
1/8/2026	AP 473722 - External Check	100159	COUP - COUP ELETRIC CO	Repairs and Replacements	\$935.00	\$0.00	
1/8/2026	AP 473723 - External Check	100160	GMSWF - GROUNDS MASTER OF SW FL INC	Mulch	\$2,665.75	\$0.00	
1/8/2026	AP 473724 - External Check	100161	AWS - AUTOMATED WATER SYSTEMS INC	December	\$419.09	\$0.00	
1/8/2026	AP 474449 - Enter Bill		GAD - GOEDE, DEBOEST & CROSS PLLC	Legal	\$0.00	\$400.00	
1/8/2026	AP 475001 - Enter Bill		NANCYN - NANCY NAPPO	Reimbursement	\$0.00	\$3,228.29	
1/9/2026	AP 466188 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	Service Call	\$0.00	\$360.00	
1/9/2026	AP 474359 - External Check	100162	NEWELLPM - NEWELL PROPERTY MANAGEMENT	January - Mgt. Fee	\$650.00	\$0.00	
1/9/2026	AP 474360 - External Check	100163	TM - TROPICAL MAINTENANCE OF SOUTH FL INC	January	\$286.50	\$0.00	
1/9/2026	AP 474361 - External Check	100164	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	Service Call	\$360.00	\$0.00	
1/9/2026	AP 474362 - External Check	100165	PROPERTYR - PROPERTY RESCUE LLC	Deep clean patio	\$300.00	\$0.00	
1/10/2026	AP 473714 - Enter Bill		TM - TROPICAL MAINTENANCE OF SOUTH FL INC	January	\$0.00	\$286.50	
1/12/2026	AP 475002 - External Check	100166	GAD - GOEDE, DEBOEST & CROSS PLLC	Legal	\$400.00	\$0.00	
1/12/2026	AP 475003 - External Check	100167	NEWELLPM - NEWELL PROPERTY MANAGEMENT	January - Admin	\$166.34	\$0.00	
1/13/2026	AP 475299 - External Check	100168	NANCYN - NANCY NAPPO	Reimbursement	\$3,228.29	\$0.00	
1/14/2026	AP 476909 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	AC drain cleanout	\$0.00	\$1,870.00	
1/15/2026	AP 477383 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	Landscape in courtyard	\$0.00	\$4,532.50	
1/19/2026	AP 477385 - Enter Bill		COUP - COUP ELETRIC CO	Small J box, lamp post	\$0.00	\$320.13	
1/20/2026	AP 468702 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	Elevator service	\$0.00	\$240.00	
1/20/2026	AP 476910 - External Check	100169	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	Elevator service	\$240.00	\$0.00	
1/20/2026	AP 477384 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	January	\$0.00	\$540.00	
1/21/2026	AP 469869 - Enter Bill		KINGSI - KINGS III OF AMERICA INC	1st Qtr	\$0.00	\$234.83	

Account				Balance Forward	Debits	Credits	Ending Balance
1/21/2026	AP 477194 - External Check	100170	GMSWF - GROUNDS MASTER OF SW FL INC	AC drain cleanout	\$1,870.00	\$0.00	
1/21/2026	AP 477195 - External Check	100171	KINGSI - KINGS III OF AMERICA INC	1st Qtr	\$234.83	\$0.00	
1/23/2026	AP 477527 - External Check	100172	GMSWF - GROUNDS MASTER OF SW FL INC	Landscape in courtyard	\$5,072.50	\$0.00	
1/23/2026	AP 477528 - External Check	100173	COUP - COUP ELETRIC CO	Small J box, lamp post	\$320.13	\$0.00	
1/28/2026	AP 473717 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$876.98	
02050 DUE TO OPERATING				(\$36,250.01)	\$876.19	\$2,628.56	(\$38,002.38)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/18/2026	GL 476379 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
1/31/2026	GL 484856 - Journal Entry		QTRTRY RESERVE FUNDING ALLOCATION	QTRTRY RESERVE FUNDING ALLOCATION	\$0.00	\$2,628.56	
02140 PREPAID OWNERS FEES				(\$6,125.00)	\$2,550.00	\$3,025.00	(\$6,600.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/2/2026	AR 470300 - Apply PrePays				\$2,550.00	\$0.00	
1/6/2026	AR 471584 - Cash Receipts - Manual	0000005738			\$0.00	\$475.00	
1/6/2026	AR 473384 - Cash Receipts - Lockbox	0000000139			\$0.00	\$1,275.00	
1/27/2026	AR 478111 - Cash Receipts - Lockbox	0000002044			\$0.00	\$1,275.00	
02150 DEFERRED MAINTENANCE FEES				\$0.00	\$12,750.00	\$38,250.00	(\$25,500.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/2/2026	AR 470299 - Apply Charges				\$0.00	\$38,250.00	
1/18/2026	GL 476380 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$12,750.00	\$0.00	
02901 RESERVES - PAINTING				(\$11,600.20)	\$0.00	\$0.00	(\$11,600.20)
02905 RESERVES - PAVING				(\$11,781.34)	\$0.00	\$53.65	(\$11,834.99)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/18/2026	GL 476379 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$53.65	
02906 RESERVES - PAVING RESEAL				(\$1,000.08)	\$0.00	\$0.00	(\$1,000.08)
02910 RESERVES - ROOF				(\$2,427.55)	\$0.00	\$628.98	(\$3,056.53)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/18/2026	GL 476379 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$628.98	
02911 RESERVES - ELEVATOR				(\$100.00)	\$0.00	\$0.00	(\$100.00)
02912 RESERVES - A/C LINE REPL				(\$149.96)	\$0.00	\$0.00	(\$149.96)
02913 RESERVES - CARPORTS				(\$23,190.44)	\$0.00	\$193.56	(\$23,384.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/18/2026	GL 476379 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$193.56	
02914 RESERVES - LANAI RENOVATION				(\$6,000.00)	\$0.00	\$0.00	(\$6,000.00)
02919 RESERVES - INTEREST				(\$14,220.33)	\$0.00	\$3.06	(\$14,223.39)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2026	GL 484844 - Misc			JAN RES INTEREST	\$0.00	\$3.06	

Account				Balance Forward	Debits	Credits	Ending Balance
Deposit							
02920 RESERVES - DEFERRED MAINT				(\$69,336.47)	\$2,628.56	\$2,628.56	(\$69,336.47)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/26/2026	AR 484842 - Cash Receipts - Miscellaneous	BANK TRANSFER		MONTHLY RESERVE FUNDING	\$0.00	\$2,628.56	
1/31/2026	GL 484856 - Journal Entry		QTRTRY RESERVE FUNDING ALLOCATION	QTRTRY RESERVE FUNDING ALLOCATION	\$2,628.56	\$0.00	
02929 RESERVE-HURRICANE IAN EXPENSES				\$158,493.48	\$0.00	\$0.00	\$158,493.48
02950 PRIOR YEAR / SURPLUS (DEFICIT)				(\$253,133.66)	\$0.00	\$329,639.85	(\$582,773.51)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2026	GL 480171 - Journal Entry			2025	\$0.00	\$329,639.85	
03010 MAINTENANCE FEES				\$0.00	\$0.00	\$12,750.00	(\$12,750.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/18/2026	GL 476380 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$0.00	\$12,750.00	
03045 INSURANCE PROCEEDS				\$0.00	\$0.00	\$24,863.60	(\$24,863.60)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/15/2026	GL 477206 - Journal Entry			RECORD FLOOD INS CLAIM PROCEEDS	\$0.00	\$24,863.60	
03120 INTEREST INCOME				\$0.00	\$0.00	\$504.71	(\$504.71)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2026	GL 484874 - Journal Entry			Record Jan Interest Sanibel Acct 9969	\$0.00	\$504.71	
04006 LEGAL / PROFESSIONAL FEES				\$0.00	\$400.00	\$0.00	\$400.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/8/2026	AP 474449 - Enter Bill		GAD - GOEDE, DEBOEST & CROSS PLLC	Legal	\$400.00	\$0.00	
04015 OFFICE / POSTAGE / SUPPLIES				\$0.00	\$166.34	\$0.00	\$166.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2026	AP 474450 - Enter Bill		NEWELPM - NEWELL PROPERTY MANAGEMENT	January - Admin	\$166.34	\$0.00	
04060 MANAGEMENT FEE				\$0.00	\$650.00	\$0.00	\$650.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2026	AP 473720 - Enter Bill		NEWELPM - NEWELL PROPERTY MANAGEMENT	January - Mgt. Fee	\$650.00	\$0.00	
04070 COMMUNITY ASSESSMENT				\$0.00	\$2,333.33	\$0.00	\$2,333.33
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2026	AP 470065 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$2,333.33	\$0.00	
04210 MAINTENANCE REPAIRS				\$0.00	\$6,653.42	\$0.00	\$6,653.42
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/7/2026	AP 473718 - Enter Bill		COUP - COUP ELETRIC CO	Repairs and Replacements	\$935.00	\$0.00	
1/8/2026	AP 473716 - Enter Bill		PROPERTYR - PROPERTY RESCUE LLC	Deep clean patio	\$300.00	\$0.00	
1/8/2026	AP 475001 - Enter Bill		NANCYN - NANCY NAPPO	Reimbursement	\$3,228.29	\$0.00	
1/14/2026	AP 476909 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	AC drain cleanout	\$1,870.00	\$0.00	
1/19/2026	AP 477385 - Enter Bill		COUP - COUP ELETRIC CO	Small J box, lamp post	\$320.13	\$0.00	

Account			Balance Forward		Debits	Credits	Ending Balance
04240 JANITORIAL CONTRACT			\$0.00		\$283.00	\$0.00	\$283.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/10/2026	AP 473714 - Enter Bill		TM - TROPICAL MAINTENANCE OF SOUTH FL INC	January	\$283.00	\$0.00	
04250 ELEVATOR CONTRACT / INSPECT			\$0.00		\$360.00	\$0.00	\$360.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/9/2026	AP 466188 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	Service Call	\$360.00	\$0.00	
04251 ELEVATOR REPAIRS			\$0.00		\$240.00	\$0.00	\$240.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/20/2026	AP 468702 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	Elevator service	\$240.00	\$0.00	
04252 ELEVATOR PHONE			\$0.00		\$234.83	\$0.00	\$234.83
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/21/2026	AP 469869 - Enter Bill		KINGSI - KINGS III OF AMERICA INC	1st Qtr	\$234.83	\$0.00	
04260 LIGHT REPLACEMENTS			\$0.00		\$3.50	\$0.00	\$3.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/10/2026	AP 473714 - Enter Bill		TM - TROPICAL MAINTENANCE OF SOUTH FL INC	January	\$3.50	\$0.00	
04305 LANDSCAPE CONTRACT			\$0.00		\$540.00	\$0.00	\$540.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/20/2026	AP 477384 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	January	\$540.00	\$0.00	
04310 LANDSCAPE IMPROVEMENT			\$0.00		\$4,532.50	\$0.00	\$4,532.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/15/2026	AP 477383 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	Landscape in courtyard	\$4,532.50	\$0.00	
04311 MULCH			\$0.00		\$2,665.75	\$0.00	\$2,665.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/7/2026	AP 473719 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	Mulch	\$2,665.75	\$0.00	
04340 IRRIGATION CONTRACT			\$0.00		\$419.09	\$0.00	\$419.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/7/2026	AP 473715 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	December	\$419.09	\$0.00	
04601 ELECTRIC			\$0.00		\$143.81	\$0.00	\$143.81
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/2/2026	AP 470576 - Enter Bill		FPL - FPL	12170	\$143.81	\$0.00	
04610 WATER/SEWER			\$0.00		\$1,385.74	\$0.00	\$1,385.74
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/7/2026	AP 470577 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$1,385.74	\$0.00	
04640 TRASH			\$0.00		\$876.98	\$0.00	\$876.98
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/28/2026	AP 473717 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$876.98	\$0.00	
04920 GENERAL RESERVES			\$0.00		\$3,504.75	\$2,628.56	\$876.19
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/18/2026	GL 476379 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
1/26/2026	AP 484841 - Hand Written Check	BANK TRANSFER	KT7 - KELLY GREENS TERRACE VII	RESERVE FUNDING	\$2,628.56	\$0.00	
1/31/2026	GL 484856 - Journal Entry		QTRTRY RESERVE FUNDING ALLOCATION	QTRTRY RESERVE FUNDING	\$0.00	\$2,628.56	

Account				Balance Forward	Debits	Credits	Ending Balance
				ALLOCATION			
09999 YEAR END SURPLUS				\$0.00	\$329,639.85	\$0.00	\$329,639.85
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2026	GL 480171 - Journal Entry			2025	\$329,639.85	\$0.00	
Total:				\$329,639.85	\$494,621.09	\$494,621.09	\$329,639.85

KELLY GREENS TERRACE VII COA INC

FUND BALANCE SHEET

As of: 02/28/2026

Assets

Account Asset	Operating	Reserves	Total
01001 OPERATING-FIRST HORIZON-3430	\$288,482.67	\$0.00	\$288,482.67
01003 SANIBEL CAPTIVA 9969 OP	\$286,146.97	\$0.00	\$286,146.97
01005 RESERVE-FIRST HORIZON-3416	\$0.00	\$20,197.61	\$20,197.61
01060 DUE FROM RESERVES	\$37,126.19	\$0.00	\$37,126.19
01150 ACCOUNTS RECEIVABLE	\$10,806.05	\$0.00	\$10,806.05
Asset Total	\$622,561.88	\$20,197.61	\$642,759.49
Total Assets:	\$622,561.88	\$20,197.61	\$642,759.49

Liabilities

Account Liability	Operating	Reserves	Total
02050 DUE TO OPERATING	\$0.00	\$37,126.19	\$37,126.19
02140 PREPAID OWNERS FEES	\$6,339.65	\$0.00	\$6,339.65
02150 DEFERRED MAINTENANCE FEES	\$12,750.00	\$0.00	\$12,750.00
Liability Total	\$19,089.65	\$37,126.19	\$56,215.84
Total Liabilities:	\$19,089.65	\$37,126.19	\$56,215.84

Equity

Account Reserves	Operating	Reserves	Total
02901 RESERVES - PAINTING	\$0.00	\$11,600.20	\$11,600.20
02905 RESERVES - PAVING	\$0.00	\$11,888.64	\$11,888.64
02906 RESERVES - PAVING RESEAL	\$0.00	\$1,000.08	\$1,000.08
02910 RESERVES - ROOF	\$0.00	\$3,685.51	\$3,685.51
02911 RESERVES - ELEVATOR	\$0.00	\$100.00	\$100.00
02912 RESERVES - A/C LINE REPL	\$0.00	\$149.96	\$149.96
02913 RESERVES - CARPORTS	\$0.00	\$23,577.56	\$23,577.56
02914 RESERVES - LANAI RENOVATION	\$0.00	\$6,000.00	\$6,000.00
02919 RESERVES - INTEREST	\$0.00	\$14,226.48	\$14,226.48
02920 RESERVES - DEFERRED MAINT	\$0.00	\$69,336.47	\$69,336.47
02929 RESERVE-HURRICANE IAN EXPENSES	\$0.00	(\$158,493.48)	(\$158,493.48)
Reserves Total	\$0.00	(\$16,928.58)	(\$16,928.58)
Members Equity			
02950 PRIOR YEAR / SURPLUS (DEFICIT)	\$582,773.51	\$0.00	\$582,773.51
Members Equity Total	\$582,773.51	\$0.00	\$582,773.51
Current Year Net Income/(Loss)	\$20,698.72	\$0.00	\$20,698.72
Total Equity:	\$603,472.23	(\$16,928.58)	\$586,543.65

Account	Operating	Reserves	Total
Total Liabilities & Equity	\$622,561.88	\$20,197.61	\$642,759.49

KELLY GREENS TERRACE VII COA INC

Run Date: 03/25/2026

Run Time: 10:48 AM

INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
03010 MAINTENANCE FEES	12,750.00	12,750.00	0.00	25,500.00	25,500.00	0.00	153,000.00
03030 OTHER INCOME	1,041.40	0.00	1,041.40	1,041.40	0.00	1,041.40	0.00
03045 INSURANCE PROCEEDS	0.00	0.00	0.00	24,863.60	0.00	24,863.60	0.00
03120 INTEREST INCOME	528.67	0.00	528.67	1,033.38	0.00	1,033.38	0.00
Income Total	14,320.07	12,750.00	1,570.07	52,438.38	25,500.00	26,938.38	153,000.00
Total Income	14,320.07	12,750.00	1,570.07	52,438.38	25,500.00	26,938.38	153,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
GENERAL & ADMINISTRATIVE							
04004 CONDO STATE FEE	0.00	10.00	10.00	0.00	20.00	20.00	120.00
04005 CORP ANNUAL REPORT	0.00	5.10	5.10	0.00	10.20	10.20	61.25
04006 LEGAL / PROFESSIONAL FEES	0.00	41.67	41.67	400.00	83.34	(316.66)	500.00
04007 TAXES/TAX PREP	0.00	17.91	17.91	0.00	35.82	35.82	215.00
04008 PERMITS	0.00	6.25	6.25	0.00	12.50	12.50	75.00
04015 OFFICE / POSTAGE / SUPPLIES	62.88	100.00	37.12	229.22	200.00	(29.22)	1,200.00
04060 MANAGEMENT FEE	650.00	650.00	0.00	1,300.00	1,300.00	0.00	7,800.00
04070 COMMUNITY ASSESSMENT	2,400.00	2,333.33	(66.67)	4,733.33	4,666.66	(66.67)	28,000.00
04090 INSURANCE - LIAB / PKG / WIND	0.00	3,750.00	3,750.00	0.00	7,500.00	7,500.00	45,000.00
04093 INSURANCE - FLOOD	0.00	1,041.67	1,041.67	0.00	2,083.34	2,083.34	12,500.00
GENERAL & ADMINISTRATIVE Total	3,112.88	7,955.93	4,843.05	6,662.55	15,911.86	9,249.31	95,471.25
BUILDING							
04210 MAINTENANCE REPAIRS	1,505.70	416.67	(1,089.03)	8,159.12	833.34	(7,325.78)	5,000.00
04240 JANITORIAL CONTRACT	200.00	283.00	83.00	483.00	566.00	83.00	3,396.00
04250 ELEVATOR CONTRACT / INSPECT	0.00	208.33	208.33	360.00	416.66	56.66	2,500.00
04251 ELEVATOR REPAIRS	0.00	0.00	0.00	240.00	0.00	(240.00)	0.00
04252 ELEVATOR PHONE	0.00	66.67	66.67	234.83	133.34	(101.49)	800.00
04255 FIRE/SECURITY MONITOR MAINT	308.96	41.67	(267.29)	308.96	83.34	(225.62)	500.00
04260 LIGHT REPLACEMENTS	0.00	0.00	0.00	3.50	0.00	(3.50)	0.00
04290 PEST CONTROL / INTERNAL	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
BUILDING Total	2,014.66	1,141.34	(873.32)	9,789.41	2,282.68	(7,506.73)	13,696.00
GROUNDS							
04305 LANDSCAPE CONTRACT	540.00	490.00	(50.00)	1,080.00	980.00	(100.00)	5,880.00
04310 LANDSCAPE IMPROVEMENT	0.00	166.67	166.67	4,532.50	333.34	(4,199.16)	2,000.00
04311 MULCH	0.00	166.67	166.67	2,665.75	333.34	(2,332.41)	2,000.00
04340 IRRIGATION CONTRACT	160.00	160.00	0.00	579.09	320.00	(259.09)	1,920.00
04341 IRRIGATION REPAIRS	181.47	41.67	(139.80)	181.47	83.34	(98.13)	500.00
04380 PEST / WEED EXTERIOR	0.00	160.00	160.00	0.00	320.00	320.00	1,920.00
04390 TREE TRIMMING	0.00	25.00	25.00	0.00	50.00	50.00	300.00
GROUNDS Total	881.47	1,210.01	328.54	9,038.81	2,420.02	(6,618.79)	14,520.00
UTILITIES							
04601 ELECTRIC	110.52	83.33	(27.19)	254.33	166.66	(87.67)	1,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
04610 WATER/SEWER	1,339.78	1,125.00	(214.78)	2,725.52	2,250.00	(475.52)	13,500.00
04640 TRASH	639.68	350.00	(289.68)	1,516.66	700.00	(816.66)	4,200.00
UTILITIES Total	2,089.98	1,558.33	(531.65)	4,496.51	3,116.66	(1,379.85)	18,700.00
RESERVES / CONTINGENCY							
04901 CONTINGENCY	0.00	8.21	8.21	0.00	16.42	16.42	98.52
04920 GENERAL RESERVES	876.19	876.19	0.00	1,752.38	1,752.38	0.00	10,514.23
RESERVES / CONTINGENCY Total	876.19	884.40	8.21	1,752.38	1,768.80	16.42	10,612.75
Total Expense	8,975.18	12,750.01	3,774.83	31,739.66	25,500.02	(6,239.64)	153,000.00
Net Income	5,344.89	(0.01)	5,344.90	20,698.72	(0.02)	20,698.74	0.00

KELLY GREENS TERRACE VII COA INC

Run Date: 03/25/2026
Run Time: 10:48 AM

PREPAID OWNERS

As of: 02/28/2026

Owner	Address	Account #	Lot #		Prepaid Balance
CRAIG MICHAEL & MICHELLE V. OLEKSY	12170 KELLY SANDS WAY 702	702	702	PP - General	\$1,014.65
				Total	\$1,014.65
JOHN HEITMAN	12170 KELLY SANDS WAY 710	710	710	PP - General	\$1,275.00
				Total	\$1,275.00
REDDY KUMAR TTEE	12170 KELLY SANDS WAY 717	717	717	PP - General	\$1,350.00
				Total	\$1,350.00
REX & PAMELA NICHOLS	12170 KELLY SANDS WAY 722	722	722	PP - General	\$2,225.00
				Total	\$2,225.00
DONALD & DIANE OLENIK	12170 KELLY SANDS WAY 728	728	728	PP - General	\$475.00
				Total	\$475.00
				PP - General	\$6,339.65
				Total	\$6,339.65

Aged Open Items

KELLY GREENS TERRACE VII COA INC
As of: 02/28/2026

Run Date: 03/25/2026
Run Time: 10:48 AM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
Total				\$0.00	\$0.00	\$0.00	\$0.00
Grand Total							\$0.00

KELLY GREENS TERRACE VII COA INC

CHECK REGISTER - DETAILED

START: 02/01/2026 | END: 02/28/2026

Run Date: 03/25/2026
Run Time: 10:48 AM

Date	Check	Vendor	Reference	Amount
FIRST HORIZON BANK OPERATING-FIRST HORIZON-3430				
02/27/2026	100180	GMSWF - GROUNDS MASTER OF SW FL INC	February	\$540.00
02/20/2026	Inv: 16069	Acct: 04305 - 000 - LANDSCAPE CONTRACT	February	\$540.00
02/27/2026	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$2,400.00
02/27/2026	Inv: 022726	Acct: 04070 - 000 - COMMUNITY ASSESSMENT	MONTHLY MASTER FEE	\$2,400.00
02/20/2026	100179	PROPERTYR - PROPERTY RESCUE LLC	February	\$200.00
02/12/2026	Inv: 275398	Acct: 04240 - 000 - JANITORIAL CONTRACT	February	\$200.00
02/13/2026	100178	FYR - FYR-FYTER INC	January	\$308.96
02/15/2026	Inv: A21560	Acct: 04255 - 000 - FIRE/SECURITY MONI...	January	\$308.96
02/10/2026	ACH	LCU - LEE COUNTY UTILITIES	26041005980162	\$1,339.78
02/10/2026	Inv: 'LCU021026	Acct: 04610 - 000 - WATER/SEWER	26041005980162	\$1,339.78
02/09/2026	100176	JHEITMANN - JOHN HEITMANN	Reimbursement	\$1,305.70
02/05/2026	Inv: 020526-4210	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Reimbursement	\$1,305.70
02/09/2026	100177	NEWELLPM - NEWELL PROPERTY MANAGEMENT	Feb-Admin	\$62.88
02/01/2026	Inv: 2-01-2026KT7-OE	Acct: 04015 - 000 - OFFICE / POSTAGE / ...	Feb-Admin	\$62.88
02/06/2026	100175	AWS - AUTOMATED WATER SYSTEMS INC	January	\$341.47
02/06/2026	Inv: 42041	Acct: 04340 - 000 - IRRIGATION CONTRACT	January	\$160.00
02/06/2026	Inv: 42041	Acct: 04341 - 000 - IRRIGATION REPAIRS	January	\$181.47
02/05/2026	100174	NEWELLPM - NEWELL PROPERTY MANAGEMENT	February	\$650.00
02/01/2026	Inv: 2-1-2026KT7-	Acct: 04060 - 000 - MANAGEMENT FEE	February	\$650.00

Date	Check	Vendor	Reference	Amount
	MF			
02/04/2026	300047	WASTE - WM CORPORATE SERVICES INC	12170	\$639.68
02/26/2026	Inv: 0194376-4028-7	Acct: 04640 - 000 - TRASH	12170	\$639.68
02/04/2026	ACH	FPL - FPL	26035001200746	\$110.52
02/04/2026	Inv: 'FPL020426	Acct: 04601 - 000 - ELECTRIC	26035001200746	\$110.52
02/03/2026	1134	HAPU - HAROLD PUGH	Clean out all AC, drains & empty ...	\$200.00
02/03/2026	Inv: 125	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Clean out all AC, drains & empty water...	\$200.00
				Sub-Total: \$8,098.99
				Sub-Total Checks: 12

Total: \$8,098.99
Total Checks: 12

KELLY GREENS TERRACE VII COA INC

Run Date: 03/25/2026

Run Time: 10:48 AM

GENERAL LEDGER DETAIL

As of: Start: 02/01/2026 | End: 02/28/2026

Account				Balance Forward	Debits	Credits	Ending Balance
01001 OPERATING-FIRST HORIZON-3430				\$292,706.66	\$3,875.00	\$8,098.99	\$288,482.67
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/3/2026	AR 479527 - Cash Receipts - Manual	0000885026			\$1,325.00	\$0.00	
2/3/2026	AP 479621 - Print Check	1134	HAPU - HAROLD PUGH	Clean out all AC, drains & empty water covering 12170	\$0.00	\$200.00	
2/4/2026	AP 479993 - External Check	300047	WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$639.68	
2/4/2026	AP 484863 - Hand Written Check	ACH	FPL - FPL	26035001200746	\$0.00	\$110.52	
2/5/2026	AP 480344 - External Check	100174	NEWELLPM - NEWELL PROPERTY MANAGEMENT	February	\$0.00	\$650.00	
2/6/2026	AP 481414 - External Check	100175	AWS - AUTOMATED WATER SYSTEMS INC	January	\$0.00	\$341.47	
2/9/2026	AP 481640 - External Check	100176	JHEITMANN - JOHN HEITMANN	Reimbursement	\$0.00	\$1,305.70	
2/9/2026	AP 481641 - External Check	100177	NEWELLPM - NEWELL PROPERTY MANAGEMENT	Feb-Admin	\$0.00	\$62.88	
2/10/2026	AP 484862 - Hand Written Check	ACH	LCU - LEE COUNTY UTILITIES	26041005980162	\$0.00	\$1,339.78	
2/13/2026	AP 482876 - External Check	100178	FYR - FYR-FYTER INC	January	\$0.00	\$308.96	
2/19/2026	AR 484209 - Cash Receipts - Manual	0511			\$2,550.00	\$0.00	
2/20/2026	AP 484335 - External Check	100179	PROPERTYR - PROPERTY RESCUE LLC	February	\$0.00	\$200.00	
2/27/2026	AP 485571 - External Check	100180	GMSWF - GROUNDS MASTER OF SW FL INC	February	\$0.00	\$540.00	
2/27/2026	AP 488274 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$0.00	\$2,400.00	
01003 SANIBEL CAPTIVA 9969 OP				\$285,618.30	\$528.67	\$0.00	\$286,146.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2026	GL 492527 - Journal Entry		RECORD FEB INTEREST FOR SANIBEL 9969 ACCT	RECORD FEB INTEREST FOR SANIBEL 9969 ACCT	\$528.67	\$0.00	
01005 RESERVE-FIRST HORIZON-3416				\$20,194.52	\$3.09	\$0.00	\$20,197.61
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2026	GL 488276 - Misc Deposit			FEB RES INTEREST	\$3.09	\$0.00	
01060 DUE FROM RESERVES				\$38,002.38	\$0.00	\$876.19	\$37,126.19
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/18/2026	GL 483555 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$876.19	
01150 ACCOUNTS RECEIVABLE				\$13,900.00	\$1,041.40	\$4,135.35	\$10,806.05
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/3/2026	AR 479527 - Cash Receipts - Manual	0000885026			\$0.00	\$1,325.00	
2/19/2026	AR 484209 - Cash Receipts - Manual	0511			\$0.00	\$1,275.00	
2/23/2026	AR 484481 - Add				\$1,041.40	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
Charge							
2/28/2026	AR 488279 - Apply PrePays				\$0.00	\$1,535.35	
02010 ACCOUNTS PAYABLE				\$0.00	\$4,248.69	\$4,248.69	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	AP 479991 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	February	\$0.00	\$650.00	
2/1/2026	AP 481479 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	Feb-Admin	\$0.00	\$62.88	
2/3/2026	AP 479620 - Enter Bill		HAPU - HAROLD PUGH	Clean out all AC, drains & empty water covering	\$0.00	\$200.00	
2/3/2026	AP 479621 - Print Check	1134	HAPU - HAROLD PUGH	Clean out all AC, drains & empty water covering	\$200.00	\$0.00	
2/4/2026	AP 479993 - External Check	300047	WASTE - WM CORPORATE SERVICES INC	12170	\$639.68	\$0.00	
2/5/2026	AP 480344 - External Check	100174	NEWELLPM - NEWELL PROPERTY MANAGEMENT	February	\$650.00	\$0.00	
2/5/2026	AP 481478 - Enter Bill		JHEITMANN - JOHN HEITMANN	Reimbursement	\$0.00	\$1,305.70	
2/6/2026	AP 477801 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	January	\$0.00	\$341.47	
2/6/2026	AP 481414 - External Check	100175	AWS - AUTOMATED WATER SYSTEMS INC	January	\$341.47	\$0.00	
2/9/2026	AP 481640 - External Check	100176	JHEITMANN - JOHN HEITMANN	Reimbursement	\$1,305.70	\$0.00	
2/9/2026	AP 481641 - External Check	100177	NEWELLPM - NEWELL PROPERTY MANAGEMENT	Feb-Admin	\$62.88	\$0.00	
2/12/2026	AP 484243 - Enter Bill		PROPERTYR - PROPERTY RESCUE LLC	February	\$0.00	\$200.00	
2/13/2026	AP 482876 - External Check	100178	FYR - FYR-FYTER INC	January	\$308.96	\$0.00	
2/15/2026	AP 478161 - Enter Bill		FYR - FYR-FYTER INC	January	\$0.00	\$308.96	
2/20/2026	AP 484335 - External Check	100179	PROPERTYR - PROPERTY RESCUE LLC	February	\$200.00	\$0.00	
2/20/2026	AP 485134 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	February	\$0.00	\$540.00	
2/26/2026	AP 479992 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$639.68	
2/27/2026	AP 485571 - External Check	100180	GMSWF - GROUNDS MASTER OF SW FL INC	February	\$540.00	\$0.00	
02050 DUE TO OPERATING				(\$38,002.38)	\$876.19	\$0.00	(\$37,126.19)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/18/2026	GL 483555 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
02140 PREPAID OWNERS FEES				(\$6,600.00)	\$1,535.35	\$1,275.00	(\$6,339.65)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/19/2026	AR 484209 - Cash Receipts - Manual	0511			\$0.00	\$1,275.00	
2/28/2026	AR 488279 - Apply PrePays				\$1,535.35	\$0.00	
02150 DEFERRED MAINTENANCE FEES				(\$25,500.00)	\$12,750.00	\$0.00	(\$12,750.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/18/2026	GL 483556 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$12,750.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
02901 RESERVES - PAINTING				(\$11,600.20)	\$0.00	\$0.00	(\$11,600.20)
02905 RESERVES - PAVING				(\$11,834.99)	\$0.00	\$53.65	(\$11,888.64)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/18/2026	GL 483555 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$53.65	
02906 RESERVES - PAVING RESEAL				(\$1,000.08)	\$0.00	\$0.00	(\$1,000.08)
02910 RESERVES - ROOF				(\$3,056.53)	\$0.00	\$628.98	(\$3,685.51)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/18/2026	GL 483555 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$628.98	
02911 RESERVES - ELEVATOR				(\$100.00)	\$0.00	\$0.00	(\$100.00)
02912 RESERVES - A/C LINE REPL				(\$149.96)	\$0.00	\$0.00	(\$149.96)
02913 RESERVES - CARPORTS				(\$23,384.00)	\$0.00	\$193.56	(\$23,577.56)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/18/2026	GL 483555 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$193.56	
02914 RESERVES - LANAI RENOVATION				(\$6,000.00)	\$0.00	\$0.00	(\$6,000.00)
02919 RESERVES - INTEREST				(\$14,223.39)	\$0.00	\$3.09	(\$14,226.48)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2026	GL 488276 - Misc Deposit			FEB RES INTEREST	\$0.00	\$3.09	
02920 RESERVES - DEFERRED MAINT				(\$69,336.47)	\$0.00	\$0.00	(\$69,336.47)
02929 RESERVE-HURRICANE IAN EXPENSES				\$158,493.48	\$0.00	\$0.00	\$158,493.48
02950 PRIOR YEAR / SURPLUS (DEFICIT)				(\$582,773.51)	\$0.00	\$0.00	(\$582,773.51)
03010 MAINTENANCE FEES				(\$12,750.00)	\$0.00	\$12,750.00	(\$25,500.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/18/2026	GL 483556 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$0.00	\$12,750.00	
03030 OTHER INCOME				\$0.00	\$0.00	\$1,041.40	(\$1,041.40)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/23/2026	AR 484481 - Add Charge				\$0.00	\$1,041.40	
03045 INSURANCE PROCEEDS				(\$24,863.60)	\$0.00	\$0.00	(\$24,863.60)
03120 INTEREST INCOME				(\$504.71)	\$0.00	\$528.67	(\$1,033.38)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2026	GL 492527 - Journal Entry		RECORD FEB INTEREST FOR SANIBEL 9969 ACCT	RECORD FEB INTEREST FOR SANIBEL 9969 ACCT	\$0.00	\$528.67	
04006 LEGAL / PROFESSIONAL FEES				\$400.00	\$0.00	\$0.00	\$400.00
04015 OFFICE / POSTAGE / SUPPLIES				\$166.34	\$62.88	\$0.00	\$229.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2026	AP 481479 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	Feb-Admin	\$62.88	\$0.00	
04060 MANAGEMENT FEE				\$650.00	\$650.00	\$0.00	\$1,300.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
Type							
2/1/2026	AP 479991 - Enter Bill		NEWELPM - NEWELL PROPERTY MANAGEMENT	February	\$650.00	\$0.00	
04070 COMMUNITY ASSESSMENT				\$2,333.33	\$2,400.00	\$0.00	\$4,733.33
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/27/2026	AP 488274 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$2,400.00	\$0.00	
04210 MAINTENANCE REPAIRS				\$6,653.42	\$1,505.70	\$0.00	\$8,159.12
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/3/2026	AP 479620 - Enter Bill		HAPU - HAROLD PUGH	Clean out all AC, drains & empty water covering	\$200.00	\$0.00	
2/5/2026	AP 481478 - Enter Bill		JHEITMANN - JOHN HEITMANN	Reimbursement	\$1,305.70	\$0.00	
04240 JANITORIAL CONTRACT				\$283.00	\$200.00	\$0.00	\$483.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/12/2026	AP 484243 - Enter Bill		PROPERTYR - PROPERTY RESCUE LLC	February	\$200.00	\$0.00	
04250 ELEVATOR CONTRACT / INSPECT				\$360.00	\$0.00	\$0.00	\$360.00
04251 ELEVATOR REPAIRS				\$240.00	\$0.00	\$0.00	\$240.00
04252 ELEVATOR PHONE				\$234.83	\$0.00	\$0.00	\$234.83
04255 FIRE/SECURITY MONITOR MAINT				\$0.00	\$308.96	\$0.00	\$308.96
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/15/2026	AP 478161 - Enter Bill		FYR - FYR-FYTER INC	January	\$308.96	\$0.00	
04260 LIGHT REPLACEMENTS				\$3.50	\$0.00	\$0.00	\$3.50
04305 LANDSCAPE CONTRACT				\$540.00	\$540.00	\$0.00	\$1,080.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/20/2026	AP 485134 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	February	\$540.00	\$0.00	
04310 LANDSCAPE IMPROVEMENT				\$4,532.50	\$0.00	\$0.00	\$4,532.50
04311 MULCH				\$2,665.75	\$0.00	\$0.00	\$2,665.75
04340 IRRIGATION CONTRACT				\$419.09	\$160.00	\$0.00	\$579.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/6/2026	AP 477801 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	January	\$160.00	\$0.00	
04341 IRRIGATION REPAIRS				\$0.00	\$181.47	\$0.00	\$181.47
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/6/2026	AP 477801 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	January	\$181.47	\$0.00	
04601 ELECTRIC				\$143.81	\$110.52	\$0.00	\$254.33
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/4/2026	AP 484863 - Hand Written Check	ACH	FPL - FPL	26035001200746	\$110.52	\$0.00	
04610 WATER/SEWER				\$1,385.74	\$1,339.78	\$0.00	\$2,725.52
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/10/2026	AP 484862 - Hand Written Check	ACH	LCU - LEE COUNTY UTILITIES	26041005980162	\$1,339.78	\$0.00	
04640 TRASH				\$876.98	\$639.68	\$0.00	\$1,516.66

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/26/2026	AP 479992 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$639.68	\$0.00	
04920 GENERAL RESERVES				\$876.19	\$876.19	\$0.00	\$1,752.38
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/18/2026	GL 483555 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
09999 YEAR END SURPLUS				\$329,639.85	\$0.00	\$0.00	\$329,639.85
Total:				\$329,639.85	\$33,833.57	\$33,833.57	\$329,639.85

KELLY GREENS TERRACE VII COA INC

FUND BALANCE SHEET

As of: 03/31/2026

Assets

Account Asset	Operating	Reserves	Total
01001 OPERATING-FIRST HORIZON-3430	\$277,717.18	\$0.00	\$277,717.18
01003 SANIBEL CAPTIVA 9969 OP	\$286,676.61	\$0.00	\$286,676.61
01005 RESERVE-FIRST HORIZON-3416	\$0.00	\$20,201.04	\$20,201.04
01060 DUE FROM RESERVES	\$36,250.00	\$0.00	\$36,250.00
01150 ACCOUNTS RECEIVABLE	\$2,010.35	\$0.00	\$2,010.35
Asset Total	\$602,654.14	\$20,201.04	\$622,855.18
Total Assets:	\$602,654.14	\$20,201.04	\$622,855.18

Liabilities

Account Liability	Operating	Reserves	Total
02050 DUE TO OPERATING	\$0.00	\$36,250.00	\$36,250.00
02140 PREPAID OWNERS FEES	\$12,714.65	\$0.00	\$12,714.65
Liability Total	\$12,714.65	\$36,250.00	\$48,964.65
Total Liabilities:	\$12,714.65	\$36,250.00	\$48,964.65

Equity

Account Reserves	Operating	Reserves	Total
02901 RESERVES - PAINTING	\$0.00	\$11,600.20	\$11,600.20
02905 RESERVES - PAVING	\$0.00	\$11,942.29	\$11,942.29
02906 RESERVES - PAVING RESEAL	\$0.00	\$1,000.08	\$1,000.08
02910 RESERVES - ROOF	\$0.00	\$4,314.49	\$4,314.49
02911 RESERVES - ELEVATOR	\$0.00	\$100.00	\$100.00
02912 RESERVES - A/C LINE REPL	\$0.00	\$149.96	\$149.96
02913 RESERVES - CARPORTS	\$0.00	\$23,771.12	\$23,771.12
02914 RESERVES - LANAI RENOVATION	\$0.00	\$6,000.00	\$6,000.00
02919 RESERVES - INTEREST	\$0.00	\$14,229.91	\$14,229.91
02920 RESERVES - DEFERRED MAINT	\$0.00	\$69,336.47	\$69,336.47
02929 RESERVE-HURRICANE IAN EXPENSES	\$0.00	(\$158,493.48)	(\$158,493.48)
Reserves Total	\$0.00	(\$16,048.96)	(\$16,048.96)
Members Equity			
02950 PRIOR YEAR / SURPLUS (DEFICIT)	\$582,773.51	\$0.00	\$582,773.51
Members Equity Total	\$582,773.51	\$0.00	\$582,773.51
Current Year Net Income/(Loss)	\$7,165.98	\$0.00	\$7,165.98
Total Equity:	\$589,939.49	(\$16,048.96)	\$573,890.53
Total Liabilities & Equity	\$602,654.14	\$20,201.04	\$622,855.18

KELLY GREENS TERRACE VII COA INC

Run Date: 04/06/2026
Run Time: 04:14 PM

INCOME STATEMENT
Start: 03/01/2026 | End: 03/31/2026
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
03010 MAINTENANCE FEES	12,750.00	12,750.00	0.00	38,250.00	38,250.00	0.00	153,000.00
03030 OTHER INCOME	(260.35)	0.00	(260.35)	781.05	0.00	781.05	0.00
03045 INSURANCE PROCEEDS	0.00	0.00	0.00	24,863.60	0.00	24,863.60	0.00
03120 INTEREST INCOME	529.64	0.00	529.64	1,563.02	0.00	1,563.02	0.00
Income Total	13,019.29	12,750.00	269.29	65,457.67	38,250.00	27,207.67	153,000.00
Total Income	13,019.29	12,750.00	269.29	65,457.67	38,250.00	27,207.67	153,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GENERAL & ADMINISTRATIVE							
04004 CONDO STATE FEE	0.00	10.00	10.00	0.00	30.00	30.00	120.00
04005 CORP ANNUAL REPORT	0.00	5.10	5.10	0.00	15.30	15.30	61.25
04006 LEGAL / PROFESSIONAL FEES	0.00	41.67	41.67	400.00	125.01	(274.99)	500.00
04007 TAXES/TAX PREP	0.00	17.91	17.91	0.00	53.73	53.73	215.00
04008 PERMITS	0.00	6.25	6.25	0.00	18.75	18.75	75.00
04015 OFFICE / POSTAGE / SUPPLIES	25.23	100.00	74.77	254.45	300.00	45.55	1,200.00
04060 MANAGEMENT FEE	650.00	650.00	0.00	1,950.00	1,950.00	0.00	7,800.00
04070 COMMUNITY ASSESSMENT	2,400.00	2,333.33	(66.67)	7,133.33	6,999.99	(133.34)	28,000.00
04090 INSURANCE - LIAB / PKG / WIND	0.00	3,750.00	3,750.00	0.00	11,250.00	11,250.00	45,000.00
04093 INSURANCE - FLOOD	12,876.00	1,041.67	(11,834.33)	12,876.00	3,125.01	(9,750.99)	12,500.00
GENERAL & ADMINISTRATIVE Total	15,951.23	7,955.93	(7,995.30)	22,613.78	23,867.79	1,254.01	95,471.25
BUILDING							
04210 MAINTENANCE REPAIRS	320.24	416.67	96.43	8,479.36	1,250.01	(7,229.35)	5,000.00
04240 JANITORIAL CONTRACT	200.00	283.00	83.00	683.00	849.00	166.00	3,396.00
04250 ELEVATOR CONTRACT / INSPECT	188.00	208.33	20.33	548.00	624.99	76.99	2,500.00
04251 ELEVATOR REPAIRS	0.00	0.00	0.00	240.00	0.00	(240.00)	0.00
04252 ELEVATOR PHONE	0.00	66.67	66.67	234.83	200.01	(34.82)	800.00
04255 FIRE/SECURITY MONITOR MAINT	0.00	41.67	41.67	308.96	125.01	(183.95)	500.00
04260 LIGHT REPLACEMENTS	0.00	0.00	0.00	3.50	0.00	(3.50)	0.00
04290 PEST CONTROL / INTERNAL	360.00	125.00	(235.00)	360.00	375.00	15.00	1,500.00
BUILDING Total	1,068.24	1,141.34	73.10	10,857.65	3,424.02	(7,433.63)	13,696.00
GROUNDS							
04305 LANDSCAPE CONTRACT	540.00	490.00	(50.00)	1,620.00	1,470.00	(150.00)	5,880.00
04310 LANDSCAPE IMPROVEMENT	0.00	166.67	166.67	4,532.50	500.01	(4,032.49)	2,000.00
04311 MULCH	0.00	166.67	166.67	2,665.75	500.01	(2,165.74)	2,000.00
04340 IRRIGATION CONTRACT	160.00	160.00	0.00	739.09	480.00	(259.09)	1,920.00
04341 IRRIGATION REPAIRS	0.00	41.67	41.67	181.47	125.01	(56.46)	500.00
04380 PEST / WEED EXTERIOR	390.00	160.00	(230.00)	390.00	480.00	90.00	1,920.00
04390 TREE TRIMMING	0.00	25.00	25.00	0.00	75.00	75.00	300.00
GROUNDS Total	1,090.00	1,210.01	120.01	10,128.81	3,630.03	(6,498.78)	14,520.00
UTILITIES							
04601 ELECTRIC	80.09	83.33	3.24	334.42	249.99	(84.43)	1,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
04610 WATER/SEWER	1,546.60	1,125.00	(421.60)	4,272.12	3,375.00	(897.12)	13,500.00
04640 TRASH	639.68	350.00	(289.68)	2,156.34	1,050.00	(1,106.34)	4,200.00
UTILITIES Total	2,266.37	1,558.33	(708.04)	6,762.88	4,674.99	(2,087.89)	18,700.00
PROJECTS							
04827 PAVER PROJECT	5,300.00	0.00	(5,300.00)	5,300.00	0.00	(5,300.00)	0.00
PROJECTS Total	5,300.00	0.00	(5,300.00)	5,300.00	0.00	(5,300.00)	0.00
RESERVES / CONTINGENCY							
04901 CONTINGENCY	0.00	8.21	8.21	0.00	24.63	24.63	98.52
04920 GENERAL RESERVES	876.19	876.19	0.00	2,628.57	2,628.57	0.00	10,514.23
RESERVES / CONTINGENCY Total	876.19	884.40	8.21	2,628.57	2,653.20	24.63	10,612.75
Total Expense	26,552.03	12,750.01	(13,802.02)	58,291.69	38,250.03	(20,041.66)	153,000.00
Net Income	(13,532.74)	(0.01)	(13,532.73)	7,165.98	(0.03)	7,166.01	0.00

KELLY GREENS TERRACE VII COA INC

Run Date: 04/06/2026
Run Time: 04:14 PM

PREPAID OWNERS

As of: 03/31/2026

Owner	Address	Account #	Lot #		Prepaid Balance
CRAIG MICHAEL & MICHELLE V. OLEKSY	12170 KELLY SANDS WAY 702	702	702	PP - General	\$1,014.65
				Total	\$1,014.65
KEVIN J REILLY & KERRY RICE	12170 KELLY SANDS WAY 707	707	707	PP - General	\$1,275.00
				Total	\$1,275.00
JOHN HEITMAN	12170 KELLY SANDS WAY 710	710	710	PP - General	\$1,275.00
				Total	\$1,275.00
CHARLES & KRISTIN OWEN	12170 KELLY SANDS WAY 711	711	711	PP - General	\$1,275.00
KRISTIN OWEN, TRUST (O)				Total	\$1,275.00
JORDEN RENEE FALKER	12170 KELLY SANDS WAY 714	714	714	PP - General	\$1,275.00
				Total	\$1,275.00
REDDY KUMAR TTEE	12170 KELLY SANDS WAY 717	717	717	PP - General	\$1,350.00
				Total	\$1,350.00
JAMES P. & JEAN M. MCDERMOTT	12170 KELLY SANDS WAY 719	719	719	PP - General	\$1,275.00
				Total	\$1,275.00
REX & PAMELA NICHOLS	12170 KELLY SANDS WAY 722	722	722	PP - General	\$2,225.00
				Total	\$2,225.00
DONALD & DIANE OLENIK	12170 KELLY SANDS WAY 728	728	728	PP - General	\$1,750.00
				Total	\$1,750.00
				PP - General	\$12,714.65
				Total	\$12,714.65

Aged Open Items

KELLY GREENS TERRACE VII COA INC

As of: 03/31/2026

Run Date: 04/06/2026

Run Time: 04:14 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
Total				\$0.00	\$0.00	\$0.00	\$0.00

Grand Total							\$0.00
-------------	--	--	--	--	--	--	--------

KELLY GREENS TERRACE VII COA INC

CHECK REGISTER - DETAILED

START: 03/01/2026 | END: 03/31/2026

Run Date: 04/06/2026
Run Time: 04:14 PM

Date	Check	Vendor	Reference	Amount
FIRST HORIZON BANK OPERATING-FIRST HORIZON-3430				
03/30/2026	100188	EXTERM - THE EXTERMINATOR	March	\$75.00
03/10/2026	Inv: 13856	Acct: 04290 - 000 - PEST CONTROL / INT...	March	\$75.00
03/30/2026	100189	GENELE - GENERAL ELEVATOR SOLUTIO...	March	\$188.00
03/25/2026	Inv: 50331	Acct: 04250 - 000 - ELEVATOR CONTRACT ...	March	\$188.00
03/27/2026	100185	MRKobie - MR KOBIE	Electrical work	\$250.00
03/11/2026	Inv: 1227	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Electrical work	\$250.00
03/27/2026	100186	GMSWF - GROUNDS MASTER OF SW FL INC	March	\$930.00
03/20/2026	Inv: 16147	Acct: 04305 - 000 - LANDSCAPE CONTRACT	March	\$540.00
03/20/2026	Inv: 16147	Acct: 04380 - 000 - PEST / WEED EXTERIOR	March	\$390.00
03/27/2026	100187	JHEITMANN - JOHN HEITMANN	Paint	\$70.24
03/20/2026	Inv: 032026-4210	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Paint	\$70.24
03/27/2026	1136	Brick&Pave - Brick & Pavers Design	500SF PAVERS AND REMOVE CONCRETE	\$5,300.00
03/27/2026	Inv: 251219928	Acct: 04827 - 000 - PAVER PROJECT	500SF PAVERS AND REMOVE CONCRETE	\$5,300.00
03/23/2026	1135	HARTFORD - HARTFORD FIRE INSURANCE CO	FL25	\$12,876.00
03/23/2026	Inv: Policy 870607024222020	Acct: 04093 - 000 - INSURANCE - FLOOD	FL25	\$12,876.00
03/20/2026	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$2,400.00
03/20/2026	Inv: 032026	Acct: 04070 - 000 - COMMUNITY ASSESSMENT	MONTHLY MASTER FEE	\$2,400.00
03/16/2026	100184	EXTERM - THE EXTERMINATOR	2nd Qtr	\$285.00
03/10/2026	Inv: 13817	Acct: 04290 - 000 - PEST CONTROL / INT...	2nd Qtr	\$285.00
03/06/2026	100182	PROPERTYR - PROPERTY RESCUE LLC	March	\$200.00

Date	Check	Vendor	Reference	Amount
03/02/2026	Inv: 278624	Acct: 04240 - 000 - JANITORIAL CONTRACT	March	\$200.00
03/06/2026	100183	NEWELLPM - NEWELL PROPERTY MANAGEMENT	Feb - Admin	\$675.23
03/04/2026	Inv: 3-1-2026KT7-OE	Acct: 04015 - 000 - OFFICE / POSTAGE /...	Feb - Admin	\$25.23
03/01/2026	Inv: 3-1-2026KT7-MF	Acct: 04060 - 000 - MANAGEMENT FEE	March - Mgt. Fee	\$650.00
03/06/2026	300050	WASTE - WM CORPORATE SERVICES INC	12170	\$639.68
03/27/2026	Inv: 0198664-4028-2	Acct: 04640 - 000 - TRASH	12170	\$639.68
03/05/2026	300048	LCU - LEE COUNTY UTILITIES	12170	\$1,546.60
03/10/2026	Inv: 021826-44-8	Acct: 04610 - 000 - WATER/SEWER	12170	\$1,546.60
03/05/2026	300049	FPL - FPL	12170	\$80.09
03/07/2026	Inv: 022426-5346	Acct: 04601 - 000 - ELECTRIC	12170	\$80.09
03/02/2026	100181	AWS - AUTOMATED WATER SYSTEMS INC	February	\$160.00
03/12/2026	Inv: 42133	Acct: 04340 - 000 - IRRIGATION CONTRACT	February	\$160.00
Sub-Total: \$25,675.84				
Sub-Total Checks: 15				
Total: \$25,675.84				
Total Checks: 15				

KELLY GREENS TERRACE VII COA INC

Run Date: 04/06/2026

Run Time: 04:14 PM

GENERAL LEDGER DETAIL

As of: Start: 03/01/2026 | End: 03/31/2026

Account				Balance Forward	Debits	Credits	Ending Balance
01001 OPERATING-FIRST HORIZON-3430				\$288,482.67	\$14,910.35	\$25,675.84	\$277,717.18
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/2/2026	AP 485969 - External Check	100181	AWS - AUTOMATED WATER SYSTEMS INC	February	\$0.00	\$160.00	
3/5/2026	AP 487183 - External Check	300048	LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,546.60	
3/5/2026	AP 487184 - External Check	300049	FPL - FPL	12170	\$0.00	\$80.09	
3/6/2026	AR 487382 - Cash Receipts - Manual	7770			\$260.35	\$0.00	
3/6/2026	AP 487606 - External Check	300050	WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$639.68	
3/6/2026	AP 487607 - External Check	100182	PROPERTYR - PROPERTY RESCUE LLC	March	\$0.00	\$200.00	
3/6/2026	AP 487608 - External Check	100183	NEWELLP - NEWELL PROPERTY MANAGEMENT	March - Mgt. Fee	\$0.00	\$675.23	
3/12/2026	AR 489514 - Cash Receipts - Lockbox	0000007773			\$1,275.00	\$0.00	
3/16/2026	AP 489889 - External Check	100184	EXTERM - THE EXTERMINATOR	2nd Qtr	\$0.00	\$285.00	
3/20/2026	AP 493283 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$0.00	\$2,400.00	
3/23/2026	AP 491260 - Print Check	1135	HARTFORD - HARTFORD FIRE INSURANCE CO	FL25	\$0.00	\$12,876.00	
3/24/2026	AR 492842 - Cash Receipts - Lockbox	0000003834			\$4,775.00	\$0.00	
3/26/2026	AR 493271 - Cash Receipts - Lockbox	0000000231			\$1,275.00	\$0.00	
3/27/2026	AR 493391 - Cash Receipts - Manual	230			\$3,500.00	\$0.00	
3/27/2026	AP 493733 - Print Check	1136	Brick&Pave - Brick & Pavers Design	500SF PAVERS AND REMOVE CONCRETE	\$0.00	\$5,300.00	
3/27/2026	AP 493782 - External Check	100185	MRKobie - MR KOBIE	Electrical work	\$0.00	\$250.00	
3/27/2026	AP 493783 - External Check	100186	GMSWF - GROUNDS MASTER OF SW FL INC	March	\$0.00	\$930.00	
3/27/2026	AP 493784 - External Check	100187	JHEITMANN - JOHN HEITMANN	Paint	\$0.00	\$70.24	
3/30/2026	AR 494091 - Cash Receipts - Lockbox	0000000241			\$1,275.00	\$0.00	
3/30/2026	AP 494113 - External Check	100188	EXTERM - THE EXTERMINATOR	March	\$0.00	\$75.00	
3/30/2026	AP 494114 - External Check	100189	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	March	\$0.00	\$188.00	
3/31/2026	AR 494160 - Cash Receipts - Manual	0000005771			\$1,275.00	\$0.00	
3/31/2026	AR 494381 - Cash Receipts - Lockbox	0000068608			\$1,275.00	\$0.00	
01003 SANIBEL CAPTIVA 9969 OP				\$286,146.97	\$529.64	\$0.00	\$286,676.61
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2026	GL 495837 - Misc Deposit			MARCH RES INTEREST	\$529.64	\$0.00	
01005 RESERVE-FIRST HORIZON-3416				\$20,197.61	\$3.43	\$0.00	\$20,201.04
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2026	GL 495863 - Misc Deposit			MARCH RES INTEREST	\$3.43	\$0.00	
01060 DUE FROM RESERVES				\$37,126.19	\$0.00	\$876.19	\$36,250.00

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/18/2026	GL 490372 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$876.19	
01150 ACCOUNTS RECEIVABLE				\$10,806.05	\$0.00	\$8,795.70	\$2,010.35
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/6/2026	AR 487382 - Cash Receipts - Manual	7770			\$0.00	\$260.35	
3/17/2026	AR 489835 - Adjustment				\$0.00	\$260.35	
3/24/2026	AR 492842 - Cash Receipts - Lockbox	0000003834			\$0.00	\$3,500.00	
3/26/2026	AR 493271 - Cash Receipts - Lockbox	0000000231			\$0.00	\$1,275.00	
3/27/2026	AR 493391 - Cash Receipts - Manual	230			\$0.00	\$2,225.00	
3/31/2026	AR 494381 - Cash Receipts - Lockbox	0000068608			\$0.00	\$1,275.00	
02010 ACCOUNTS PAYABLE				\$0.00	\$23,275.84	\$23,275.84	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2026	AP 487178 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	March - Mgt. Fee	\$0.00	\$650.00	
3/2/2026	AP 485969 - External Check	100181	AWS - AUTOMATED WATER SYSTEMS INC	February	\$160.00	\$0.00	
3/2/2026	AP 487179 - Enter Bill		PROPERTYR - PROPERTY RESCUE LLC	March	\$0.00	\$200.00	
3/4/2026	AP 487180 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	Feb - Admin	\$0.00	\$25.23	
3/5/2026	AP 487183 - External Check	300048	LCU - LEE COUNTY UTILITIES	12170	\$1,546.60	\$0.00	
3/5/2026	AP 487184 - External Check	300049	FPL - FPL	12170	\$80.09	\$0.00	
3/6/2026	AP 487606 - External Check	300050	WASTE - WM CORPORATE SERVICES INC	12170	\$639.68	\$0.00	
3/6/2026	AP 487607 - External Check	100182	PROPERTYR - PROPERTY RESCUE LLC	March	\$200.00	\$0.00	
3/6/2026	AP 487608 - External Check	100183	NEWELLPM - NEWELL PROPERTY MANAGEMENT	March - Mgt. Fee	\$675.23	\$0.00	
3/7/2026	AP 487182 - Enter Bill		FPL - FPL	12170	\$0.00	\$80.09	
3/10/2026	AP 487181 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,546.60	
3/10/2026	AP 489888 - Enter Bill		EXTERM - THE EXTERMINATOR	2nd Qtr	\$0.00	\$285.00	
3/10/2026	AP 493846 - Enter Bill		EXTERM - THE EXTERMINATOR	March	\$0.00	\$75.00	
3/11/2026	AP 493434 - Enter Bill		MRKobie - MR KOBIE	Electrical work	\$0.00	\$250.00	
3/12/2026	AP 485649 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	February	\$0.00	\$160.00	
3/16/2026	AP 489889 - External Check	100184	EXTERM - THE EXTERMINATOR	2nd Qtr	\$285.00	\$0.00	
3/20/2026	AP 493435 - Enter Bill		JHEITMANN - JOHN HEITMANN	Paint	\$0.00	\$70.24	
3/20/2026	AP 493436 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	March	\$0.00	\$930.00	
3/23/2026	AP 491259 - Enter Bill		HARTFORD - HARTFORD FIRE INSURANCE CO	FL25	\$0.00	\$12,876.00	
3/23/2026	AP 491260 - Print Check	1135	HARTFORD - HARTFORD FIRE INSURANCE CO	FL25	\$12,876.00	\$0.00	
3/25/2026	AP 493844 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	March	\$0.00	\$188.00	
3/27/2026	AP 487605 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$639.68	

Account				Balance Forward	Debits	Credits	Ending Balance
3/27/2026	AP 493732 - Enter Bill		Brick&Pave - Brick & Pavers Design	500SF PAVERS AND REMOVE CONCRETE	\$0.00	\$5,300.00	
3/27/2026	AP 493733 - Print Check	1136	Brick&Pave - Brick & Pavers Design	500SF PAVERS AND REMOVE CONCRETE	\$5,300.00	\$0.00	
3/27/2026	AP 493782 - External Check	100185	MRKobie - MR KOBIE	Electrical work	\$250.00	\$0.00	
3/27/2026	AP 493783 - External Check	100186	GMSWF - GROUNDS MASTER OF SW FL INC	March	\$930.00	\$0.00	
3/27/2026	AP 493784 - External Check	100187	JHEITMANN - JOHN HEITMANN	Paint	\$70.24	\$0.00	
3/30/2026	AP 494113 - External Check	100188	EXTERM - THE EXTERMINATOR	March	\$75.00	\$0.00	
3/30/2026	AP 494114 - External Check	100189	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	March	\$188.00	\$0.00	
02050 DUE TO OPERATING				(\$37,126.19)	\$876.19	\$0.00	(\$36,250.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/18/2026	GL 490372 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
02140 PREPAID OWNERS FEES				(\$6,339.65)	\$0.00	\$6,375.00	(\$12,714.65)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/12/2026	AR 489514 - Cash Receipts - Lockbox	0000007773			\$0.00	\$1,275.00	
3/24/2026	AR 492842 - Cash Receipts - Lockbox	0000003875			\$0.00	\$1,275.00	
3/27/2026	AR 493391 - Cash Receipts - Manual	230			\$0.00	\$1,275.00	
3/30/2026	AR 494091 - Cash Receipts - Lockbox	0000000241			\$0.00	\$1,275.00	
3/31/2026	AR 494160 - Cash Receipts - Manual	0000005771			\$0.00	\$1,275.00	
02150 DEFERRED MAINTENANCE FEES				(\$12,750.00)	\$12,750.00	\$0.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/18/2026	GL 490371 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$12,750.00	\$0.00	
02901 RESERVES - PAINTING				(\$11,600.20)	\$0.00	\$0.00	(\$11,600.20)
02905 RESERVES - PAVING				(\$11,888.64)	\$0.00	\$53.65	(\$11,942.29)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/18/2026	GL 490372 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$53.65	
02906 RESERVES - PAVING RESEAL				(\$1,000.08)	\$0.00	\$0.00	(\$1,000.08)
02910 RESERVES - ROOF				(\$3,685.51)	\$0.00	\$628.98	(\$4,314.49)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/18/2026	GL 490372 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$628.98	
02911 RESERVES - ELEVATOR				(\$100.00)	\$0.00	\$0.00	(\$100.00)
02912 RESERVES - A/C LINE REPL				(\$149.96)	\$0.00	\$0.00	(\$149.96)
02913 RESERVES - CARPORTS				(\$23,577.56)	\$0.00	\$193.56	(\$23,771.12)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/18/2026	GL 490372 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$193.56	
02914 RESERVES - LANAI RENOVATION				(\$6,000.00)	\$0.00	\$0.00	(\$6,000.00)

Account				Balance Forward	Debits	Credits	Ending Balance
02919 RESERVES - INTEREST				(\$14,226.48)	\$0.00	\$3.43	(\$14,229.91)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2026	GL 495863 - Misc Deposit			MARCH RES INTEREST	\$0.00	\$3.43	
02920 RESERVES - DEFERRED MAINT				(\$69,336.47)	\$0.00	\$0.00	(\$69,336.47)
02929 RESERVE-HURRICANE IAN EXPENSES				\$158,493.48	\$0.00	\$0.00	\$158,493.48
02950 PRIOR YEAR / SURPLUS (DEFICIT)				(\$582,773.51)	\$0.00	\$0.00	(\$582,773.51)
03010 MAINTENANCE FEES				(\$25,500.00)	\$0.00	\$12,750.00	(\$38,250.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/18/2026	GL 490371 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$0.00	\$12,750.00	
03030 OTHER INCOME				(\$1,041.40)	\$260.35	\$0.00	(\$781.05)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/17/2026	AR 489835 - Adjustment				\$260.35	\$0.00	
03045 INSURANCE PROCEEDS				(\$24,863.60)	\$0.00	\$0.00	(\$24,863.60)
03120 INTEREST INCOME				(\$1,033.38)	\$0.00	\$529.64	(\$1,563.02)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2026	GL 495837 - Misc Deposit			MARCH RES INTEREST	\$0.00	\$529.64	
04006 LEGAL / PROFESSIONAL FEES				\$400.00	\$0.00	\$0.00	\$400.00
04015 OFFICE / POSTAGE / SUPPLIES				\$229.22	\$25.23	\$0.00	\$254.45
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/4/2026	AP 487180 - Enter Bill		NEWELLP - NEWELL PROPERTY MANAGEMENT	Feb - Admin	\$25.23	\$0.00	
04060 MANAGEMENT FEE				\$1,300.00	\$650.00	\$0.00	\$1,950.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2026	AP 487178 - Enter Bill		NEWELLP - NEWELL PROPERTY MANAGEMENT	March - Mgt. Fee	\$650.00	\$0.00	
04070 COMMUNITY ASSESSMENT				\$4,733.33	\$2,400.00	\$0.00	\$7,133.33
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/20/2026	AP 493283 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$2,400.00	\$0.00	
04093 INSURANCE - FLOOD				\$0.00	\$12,876.00	\$0.00	\$12,876.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/23/2026	AP 491259 - Enter Bill		HARTFORD - HARTFORD FIRE INSURANCE CO	FL25	\$12,876.00	\$0.00	
04210 MAINTENANCE REPAIRS				\$8,159.12	\$320.24	\$0.00	\$8,479.36
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/11/2026	AP 493434 - Enter Bill		MRKobie - MR KOBIE	Electrical work	\$250.00	\$0.00	
3/20/2026	AP 493435 - Enter Bill		JHEITMANN - JOHN HEITMANN	Paint	\$70.24	\$0.00	
04240 JANITORIAL CONTRACT				\$483.00	\$200.00	\$0.00	\$683.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/2/2026	AP 487179 - Enter Bill		PROPERTYR - PROPERTY RESCUE LLC	March	\$200.00	\$0.00	
04250 ELEVATOR CONTRACT / INSPECT				\$360.00	\$188.00	\$0.00	\$548.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/25/2026	AP 493844 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	March	\$188.00	\$0.00	
04251 ELEVATOR REPAIRS				\$240.00	\$0.00	\$0.00	\$240.00

Account			Balance Forward		Debits	Credits	Ending Balance
04252 ELEVATOR PHONE			\$234.83		\$0.00	\$0.00	\$234.83
04255 FIRE/SECURITY MONITOR MAINT			\$308.96		\$0.00	\$0.00	\$308.96
04260 LIGHT REPLACEMENTS			\$3.50		\$0.00	\$0.00	\$3.50
04290 PEST CONTROL / INTERNAL			\$0.00		\$360.00	\$0.00	\$360.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/10/2026	AP 489888 - Enter Bill		EXTERM - THE EXTERMINATOR	2nd Qtr	\$285.00	\$0.00	
3/10/2026	AP 493846 - Enter Bill		EXTERM - THE EXTERMINATOR	March	\$75.00	\$0.00	
04305 LANDSCAPE CONTRACT			\$1,080.00		\$540.00	\$0.00	\$1,620.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/20/2026	AP 493436 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	March	\$540.00	\$0.00	
04310 LANDSCAPE IMPROVEMENT			\$4,532.50		\$0.00	\$0.00	\$4,532.50
04311 MULCH			\$2,665.75		\$0.00	\$0.00	\$2,665.75
04340 IRRIGATION CONTRACT			\$579.09		\$160.00	\$0.00	\$739.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/12/2026	AP 485649 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	February	\$160.00	\$0.00	
04341 IRRIGATION REPAIRS			\$181.47		\$0.00	\$0.00	\$181.47
04380 PEST / WEED EXTERIOR			\$0.00		\$390.00	\$0.00	\$390.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/20/2026	AP 493436 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	March	\$390.00	\$0.00	
04601 ELECTRIC			\$254.33		\$80.09	\$0.00	\$334.42
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/7/2026	AP 487182 - Enter Bill		FPL - FPL	12170	\$80.09	\$0.00	
04610 WATER/SEWER			\$2,725.52		\$1,546.60	\$0.00	\$4,272.12
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/10/2026	AP 487181 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$1,546.60	\$0.00	
04640 TRASH			\$1,516.66		\$639.68	\$0.00	\$2,156.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/27/2026	AP 487605 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$639.68	\$0.00	
04827 PAVER PROJECT			\$0.00		\$5,300.00	\$0.00	\$5,300.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/27/2026	AP 493732 - Enter Bill		Brick&Pave - Brick & Pavers Design	500SF PAVERS AND REMOVE CONCRETE	\$5,300.00	\$0.00	
04920 GENERAL RESERVES			\$1,752.38		\$876.19	\$0.00	\$2,628.57
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/18/2026	GL 490372 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
09999 YEAR END SURPLUS			\$329,639.85		\$0.00	\$0.00	\$329,639.85
Total:			\$329,639.85		\$79,157.83	\$79,157.83	\$329,639.85

KELLY GREENS TERRACE VII COA INC

FUND BALANCE SHEET

As of: 04/30/2026

Assets

Account Asset	Operating	Reserves	Total
01001 OPERATING-FIRST HORIZON-3430	\$285,879.03	\$0.00	\$285,879.03
01003 SANIBEL CAPTIVA 9969 OP	\$287,207.24	\$0.00	\$287,207.24
01005 RESERVE-FIRST HORIZON-3416	\$0.00	\$22,833.02	\$22,833.02
01060 DUE FROM RESERVES	\$38,002.37	\$0.00	\$38,002.37
01150 ACCOUNTS RECEIVABLE	\$5,620.70	\$0.00	\$5,620.70
Asset Total	\$616,709.34	\$22,833.02	\$639,542.36
Total Assets:	\$616,709.34	\$22,833.02	\$639,542.36

Liabilities

Account Liability	Operating	Reserves	Total
02010 ACCOUNTS PAYABLE	\$1,904.76	\$0.00	\$1,904.76
02050 DUE TO OPERATING	\$0.00	\$38,002.37	\$38,002.37
02140 PREPAID OWNERS FEES	\$1,500.00	\$0.00	\$1,500.00
02150 DEFERRED MAINTENANCE FEES	\$25,500.00	\$0.00	\$25,500.00
Liability Total	\$28,904.76	\$38,002.37	\$66,907.13
Total Liabilities:	\$28,904.76	\$38,002.37	\$66,907.13

Equity

Account Reserves	Operating	Reserves	Total
02901 RESERVES - PAINTING	\$0.00	\$11,600.20	\$11,600.20
02905 RESERVES - PAVING	\$0.00	\$11,995.94	\$11,995.94
02906 RESERVES - PAVING RESEAL	\$0.00	\$1,000.08	\$1,000.08
02910 RESERVES - ROOF	\$0.00	\$4,943.47	\$4,943.47
02911 RESERVES - ELEVATOR	\$0.00	\$100.00	\$100.00
02912 RESERVES - A/C LINE REPL	\$0.00	\$149.96	\$149.96
02913 RESERVES - CARPORTS	\$0.00	\$23,964.68	\$23,964.68
02914 RESERVES - LANAI RENOVATION	\$0.00	\$6,000.00	\$6,000.00
02919 RESERVES - INTEREST	\$0.00	\$14,233.33	\$14,233.33
02920 RESERVES - DEFERRED MAINT	\$0.00	\$69,336.47	\$69,336.47
02929 RESERVE-HURRICANE IAN EXPENSES	\$0.00	(\$158,493.48)	(\$158,493.48)
Reserves Total	\$0.00	(\$15,169.35)	(\$15,169.35)
Members Equity			
02950 PRIOR YEAR / SURPLUS (DEFICIT)	\$582,773.51	\$0.00	\$582,773.51
Members Equity Total	\$582,773.51	\$0.00	\$582,773.51
Current Year Net Income/(Loss)	\$5,031.07	\$0.00	\$5,031.07
Total Equity:	\$587,804.58	(\$15,169.35)	\$572,635.23

Account	Operating	Reserves	Total
Total Liabilities & Equity	\$616,709.34	\$22,833.02	\$639,542.36

KELLY GREENS TERRACE VII COA INC

Run Date: 05/14/2026
Run Time: 01:47 PM

INCOME STATEMENT
Start: 04/01/2026 | End: 04/30/2026
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
03010 MAINTENANCE FEES	12,750.00	12,750.00	0.00	51,000.00	51,000.00	0.00	153,000.00
03030 OTHER INCOME	0.00	0.00	0.00	781.05	0.00	781.05	0.00
03045 INSURANCE PROCEEDS	0.00	0.00	0.00	24,863.60	0.00	24,863.60	0.00
03120 INTEREST INCOME	530.63	0.00	530.63	2,093.65	0.00	2,093.65	0.00
Income Total	13,280.63	12,750.00	530.63	78,738.30	51,000.00	27,738.30	153,000.00
Total Income	13,280.63	12,750.00	530.63	78,738.30	51,000.00	27,738.30	153,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GENERAL & ADMINISTRATIVE							
04004 CONDO STATE FEE	0.00	10.00	10.00	0.00	40.00	40.00	120.00
04005 CORP ANNUAL REPORT	0.00	5.10	5.10	0.00	20.40	20.40	61.25
04006 LEGAL / PROFESSIONAL FEES	0.00	41.67	41.67	400.00	166.68	(233.32)	500.00
04007 TAXES/TAX PREP	215.00	17.91	(197.09)	215.00	71.64	(143.36)	215.00
04008 PERMITS	0.00	6.25	6.25	0.00	25.00	25.00	75.00
04015 OFFICE / POSTAGE / SUPPLIES	85.31	100.00	14.69	339.76	400.00	60.24	1,200.00
04060 MANAGEMENT FEE	650.00	650.00	0.00	2,600.00	2,600.00	0.00	7,800.00
04070 COMMUNITY ASSESSMENT	2,266.66	2,333.33	66.67	9,399.99	9,333.32	(66.67)	28,000.00
04090 INSURANCE - LIAB / PKG / WIND	0.00	3,750.00	3,750.00	0.00	15,000.00	15,000.00	45,000.00
04093 INSURANCE - FLOOD	0.00	1,041.67	1,041.67	12,876.00	4,166.68	(8,709.32)	12,500.00
GENERAL & ADMINISTRATIVE Total	3,216.97	7,955.93	4,738.96	25,830.75	31,823.72	5,992.97	95,471.25

BUILDING

04210 MAINTENANCE REPAIRS	1,302.66	416.67	(885.99)	9,782.02	1,666.68	(8,115.34)	5,000.00
04240 JANITORIAL CONTRACT	200.00	283.00	83.00	883.00	1,132.00	249.00	3,396.00
04250 ELEVATOR CONTRACT / INSPECT	1,003.00	208.33	(794.67)	1,551.00	833.32	(717.68)	2,500.00
04251 ELEVATOR REPAIRS	(240.00)	0.00	240.00	0.00	0.00	0.00	0.00
04252 ELEVATOR PHONE	234.83	66.67	(168.16)	469.66	266.68	(202.98)	800.00
04255 FIRE/SECURITY MONITOR MAINT	0.00	41.67	41.67	308.96	166.68	(142.28)	500.00
04260 LIGHT REPLACEMENTS	(3.50)	0.00	3.50	0.00	0.00	0.00	0.00
04290 PEST CONTROL / INTERNAL	0.00	125.00	125.00	360.00	500.00	140.00	1,500.00
BUILDING Total	2,496.99	1,141.34	(1,355.65)	13,354.64	4,565.36	(8,789.28)	13,696.00

GROUNDS

04305 LANDSCAPE CONTRACT	540.00	490.00	(50.00)	2,160.00	1,960.00	(200.00)	5,880.00
04310 LANDSCAPE IMPROVEMENT	3,929.50	166.67	(3,762.83)	8,462.00	666.68	(7,795.32)	2,000.00
04311 MULCH	0.00	166.67	166.67	2,665.75	666.68	(1,999.07)	2,000.00
04340 IRRIGATION CONTRACT	320.00	160.00	(160.00)	1,059.09	640.00	(419.09)	1,920.00
04341 IRRIGATION REPAIRS	424.30	41.67	(382.63)	605.77	166.68	(439.09)	500.00
04380 PEST / WEED EXTERIOR	0.00	160.00	160.00	390.00	640.00	250.00	1,920.00
04390 TREE TRIMMING	105.00	25.00	(80.00)	105.00	100.00	(5.00)	300.00
GROUNDS Total	5,318.80	1,210.01	(4,108.79)	15,447.61	4,840.04	(10,607.57)	14,520.00

UTILITIES

04601 ELECTRIC	100.74	83.33	(17.41)	435.16	333.32	(101.84)	1,000.00
----------------	--------	-------	---------	--------	--------	----------	----------

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
04610 WATER/SEWER	1,466.17	1,125.00	(341.17)	5,738.29	4,500.00	(1,238.29)	13,500.00
04640 TRASH	639.68	350.00	(289.68)	2,796.02	1,400.00	(1,396.02)	4,200.00
UTILITIES Total	2,206.59	1,558.33	(648.26)	8,969.47	6,233.32	(2,736.15)	18,700.00
PROJECTS							
04827 PAVER PROJECT	1,300.00	0.00	(1,300.00)	6,600.00	0.00	(6,600.00)	0.00
PROJECTS Total	1,300.00	0.00	(1,300.00)	6,600.00	0.00	(6,600.00)	0.00
RESERVES / CONTINGENCY							
04901 CONTINGENCY	0.00	8.21	8.21	0.00	32.84	32.84	98.52
04920 GENERAL RESERVES	876.19	876.19	0.00	3,504.76	3,504.76	0.00	10,514.23
RESERVES / CONTINGENCY Total	876.19	884.40	8.21	3,504.76	3,537.60	32.84	10,612.75
Total Expense	15,415.54	12,750.01	(2,665.53)	73,707.23	51,000.04	(22,707.19)	153,000.00
Net Income	(2,134.91)	(0.01)	(2,134.90)	5,031.07	(0.04)	5,031.11	0.00

KELLY GREENS TERRACE VII COA INC

Run Date: 05/14/2026
Run Time: 01:47 PM

PREPAID OWNERS

As of: 04/30/2026

Owner	Address	Account #	Lot #		Prepaid Balance
REDDY KUMAR TTEE	12170 KELLY SANDS WAY 717	717	717	PP - General	\$75.00
				Total	\$75.00
REX & PAMELA NICHOLS	12170 KELLY SANDS WAY 722	722	722	PP - General	\$950.00
				Total	\$950.00
DONALD & DIANE OLENIK	12170 KELLY SANDS WAY 728	728	728	PP - General	\$475.00
				Total	\$475.00
				PP - General	\$1,500.00
				Total	\$1,500.00

Aged Open Items

KELLY GREENS TERRACE VII COA INC

As of: 04/30/2026

Run Date: 05/14/2026

Run Time: 01:47 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
493434	MRKobie-MR KOBIE	1227	3/11/2026	\$0.00	\$250.00	\$0.00	\$0.00
	04210 MAINTENANCE REPAIRS						
500985	NEWELLPM-NEWELL	SPM-000004244	30/2026	\$64.76	\$0.00	\$0.00	\$0.00
	PROPERTY MANAGEMENT						
	04015 OFFICE / POSTAGE /						
	SUPPLIES						
500984	Brick&Pave-Brick & Pavers	I260429112	4/29/2026	\$1,300.00	\$0.00	\$0.00	\$0.00
	Design						
	04827 PAVER PROJECT						
500989	GMSWF-GROUNDS MASTER	16212	4/20/2026	\$540.00	\$0.00	\$0.00	\$0.00
	OF SW FL INC						
	04305 LANDSCAPE CONTRACT						
Total				\$1,904.76	\$250.00	\$0.00	\$0.00

Grand Total

\$2,154.76

KELLY GREENS TERRACE VII COA INC

CHECK REGISTER - DETAILED

START: 04/01/2026 | END: 04/30/2026

Run Date: 05/14/2026
Run Time: 01:47 PM

Date	Check	Vendor	Reference	Amount
FIRST HORIZON BANK OPERATING-FIRST HORIZON-3430				
04/30/2026	100202	AWS - AUTOMATED WATER SYSTEMS INC	April	\$418.35
04/23/2026	Inv: 42266	Acct: 04340 - 000 - IRRIGATION CONTRACT	April	\$160.00
04/23/2026	Inv: 42266	Acct: 04341 - 000 - IRRIGATION REPAIRS	April	\$258.35
04/27/2026	100201	SignStudio - Sign Studio	Signs	\$770.00
04/21/2026	Inv: 8766	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Signs	\$770.00
04/24/2026	BANK TRANSFER	KT7 - KELLY GREENS TERRACE VII	RESERVE FUNDING	\$2,628.56
04/24/2026	Inv: 042426	Acct: 04920 - 000 - GENERAL RESERVES	RESERVE FUNDING	\$2,628.56
04/24/2026	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$4,666.66
04/24/2026	Inv: 042426	Acct: 04070 - 000 - COMMUNITY ASSESSMENT	MONTHLY MASTER FEE	\$2,333.33
04/24/2026	Inv: 042426	Acct: 04070 - 000 - COMMUNITY ASSESSMENT	MONTHLY MASTER FEE	\$2,333.33
04/20/2026	100200	C.C.S - CCG-Certified Public Acco...	Preparation of 1120H 2025	\$215.00
04/15/2026	Inv: 2135Kelly	Acct: 04007 - 000 - TAXES/TAX PREP	Preparation of 1120H 2025	\$215.00
04/17/2026	100199	GMSWF - GROUNDS MASTER OF SW FL INC	Landscape for building	\$3,929.50
04/12/2026	Inv: 16195	Acct: 04310 - 000 - LANDSCAPE IMPROVEMENT	Landscape for building	\$3,929.50
04/13/2026	100196	NEWELLPM - NEWELL PROPERTY MANAGEMENT	Elevator renewal	\$595.55
04/13/2026	Inv: 2025-04KT6-RE	Acct: 04250 - 000 - ELEVATOR CONTRACT ...	Elevator renewal	\$575.00
04/08/2026	Inv: 4-1-2026KT7-OE	Acct: 04015 - 000 - OFFICE / POSTAGE /...	March - Admin	\$20.55
04/10/2026	100194	AWS - AUTOMATED WATER SYSTEMS INC	March	\$325.95
04/11/2026	Inv: 42219	Acct: 04340 - 000 - IRRIGATION CONTRACT	March	\$160.00
04/11/2026	Inv: 42219	Acct: 04341 - 000 - IRRIGATION REPAIRS	March	\$165.95

Date	Check	Vendor	Reference	Amount
04/10/2026	100195	COUP - COUP ELETRIC CO	Post lamp	\$326.00
04/02/2026	Inv: 37315511	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Post lamp	\$326.00
04/10/2026	100197	COASTLINE - COASTLINE TREE SERVICE	Balance - tree trimming	\$105.00
04/09/2026	Inv: 200-SO-2	Acct: 04390 - 000 - TREE TRIMMING	Balance - tree trimming	\$105.00
04/10/2026	100198	PROPERTYR - PROPERTY RESCUE LLC	April	\$200.00
04/05/2026	Inv: 102280	Acct: 04240 - 000 - JANITORIAL CONTRACT	April	\$200.00
04/07/2026	300053	LCU - LEE COUNTY UTILITIES	12170	\$1,466.17
04/07/2026	Inv: 031826-44-8	Acct: 04610 - 000 - WATER/SEWER	12170	\$1,466.17
04/06/2026	100191	FYR - FYR-FYTER INC	Ann Fire Ext	\$203.16
04/23/2026	Inv: E65492	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Ann Fire Ext	\$203.16
04/06/2026	100192	GENELE - GENERAL ELEVATOR SOLUTIO...	April	\$188.00
04/01/2026	Inv: 50643	Acct: 04250 - 000 - ELEVATOR CONTRACT ...	April	\$188.00
04/06/2026	100193	NEWELLPM - NEWELL PROPERTY MANAGEMENT	April - Mgt. Fee	\$650.00
04/01/2026	Inv: 4-1-2026KT7-MF	Acct: 04060 - 000 - MANAGEMENT FEE	April - Mgt. Fee	\$650.00
04/03/2026	300051	WASTE - WM CORPORATE SERVICES INC	12170	\$639.68
04/24/2026	Inv: 0202873-4028-3	Acct: 04640 - 000 - TRASH	12170	\$639.68
04/03/2026	300052	FPL - FPL	12170	\$100.74
04/05/2026	Inv: 032526-5346	Acct: 04601 - 000 - ELECTRIC	12170	\$100.74
04/01/2026	100190	KINGSI - KINGS III OF AMERICA INC	2nd Qtr	\$234.83
04/01/2026	Inv: 3350397	Acct: 04252 - 000 - ELEVATOR PHONE	2nd Qtr	\$234.83

Sub-Total: \$17,663.15

Sub-Total Checks: 18

Total: \$17,663.15
Total Checks: 18

KELLY GREENS TERRACE VII COA INC

Run Date: 05/14/2026

Run Time: 01:47 PM

GENERAL LEDGER DETAIL

As of: Start: 04/01/2026 | End: 04/30/2026

Account				Balance Forward	Debits	Credits	Ending Balance
01001 OPERATING-FIRST HORIZON-3430				\$277,717.18	\$25,825.00	\$17,663.15	\$285,879.03
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	AP 494920 - External Check	100190	KINGSI - KINGS III OF AMERICA INC	2nd Qtr	\$0.00	\$234.83	
4/1/2026	AR 495164 - Cash Receipts - Lockbox	0000001035			\$1,275.00	\$0.00	
4/3/2026	AR 495208 - Cash Receipts - Direct Debit	532848245		One Time Payment	\$1,275.00	\$0.00	
4/3/2026	AP 495455 - External Check	300051	WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$639.68	
4/3/2026	AP 495456 - External Check	300052	FPL - FPL	12170	\$0.00	\$100.74	
4/4/2026	AR 494544 - Cash Receipts - Direct Debit	533323139		Automated Payment for Apply Charges Batch #494542	\$11,475.00	\$0.00	
4/4/2026	AR 495565 - Cash Receipts - Direct Debit	533306258		One Time Payment	\$1,275.00	\$0.00	
4/6/2026	AP 496109 - External Check	100191	FYR - FYR-FYTER INC	Ann Fire Ext	\$0.00	\$203.16	
4/6/2026	AP 496110 - External Check	100192	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	April	\$0.00	\$188.00	
4/6/2026	AP 496111 - External Check	100193	NEWELLPM - NEWELL PROPERTY MANAGEMENT	April - Mgt. Fee	\$0.00	\$650.00	
4/7/2026	AP 496112 - External Check	300053	LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,466.17	
4/7/2026	AR 496524 - Cash Receipts - Lockbox	0000002044			\$3,825.00	\$0.00	
4/8/2026	AR 496427 - Cash Receipts - Manual	2659			\$1,750.00	\$0.00	
4/10/2026	AP 496952 - External Check	100194	AWS - AUTOMATED WATER SYSTEMS INC	March	\$0.00	\$325.95	
4/10/2026	AP 496953 - External Check	100195	COUP - COUP ELETRIC CO	Post lamp	\$0.00	\$326.00	
4/10/2026	AP 496954 - External Check	100197	COASTLINE - COASTLINE TREE SERVICE	Balance - tree trimming	\$0.00	\$105.00	
4/10/2026	AP 496955 - External Check	100198	PROPERTYR - PROPERTY RESCUE LLC	April	\$0.00	\$200.00	
4/13/2026	AP 498366 - AP Adjustment	100196	NEWELLPM - NEWELL PROPERTY MANAGEMENT	March - Admin	\$0.00	\$20.55	
4/13/2026	AP 498369 - AP Adjustment	100196	NEWELLPM - NEWELL PROPERTY MANAGEMENT	Elevator renewal	\$0.00	\$575.00	
4/17/2026	AP 497986 - External Check	100199	GMSWF - GROUNDS MASTER OF SW FL INC	Landscape for building	\$0.00	\$3,929.50	
4/20/2026	AP 498181 - External Check	100200	C.C.S - CCG-Certified Public Accountants	Preparation of 1120H 2025	\$0.00	\$215.00	
4/20/2026	AR 498370 - Cash Receipts - Manual	6319			\$1,275.00	\$0.00	
4/24/2026	AP 499370 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$0.00	\$2,333.33	
4/24/2026	AP 499371 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$0.00	\$2,333.33	
4/24/2026	AP 499373 - Hand Written Check	BANK TRANSFER	KT7 - KELLY GREENS TERRACE VII	RESERVE FUNDING	\$0.00	\$2,628.56	
4/24/2026	AR 499378 - Cash Receipts - Miscellaneous	BANK TRANSFER		MASTER FUNDING	\$2,400.00	\$0.00	
4/27/2026	AR 499063 - Cash Receipts - Lockbox	0000064939			\$1,275.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
4/27/2026	AP 499104 - External Check	100201	SignStudio - Sign Studio	Signs	\$0.00	\$770.00	
4/30/2026	AP 499601 - External Check	100202	AWS - AUTOMATED WATER SYSTEMS INC	April	\$0.00	\$418.35	
01003 SANIBEL CAPTIVA 9969 OP				\$286,676.61	\$530.63	\$0.00	\$287,207.24
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2026	GL 501693 - Journal Entry		RECORD INTEREST FOR ACCT 9969 FOR APRIL	RECORD INTEREST FOR ACCT 9969	\$530.63	\$0.00	
01005 RESERVE-FIRST HORIZON-3416				\$20,201.04	\$2,631.98	\$0.00	\$22,833.02
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/24/2026	AR 501132 - Cash Receipts - Miscellaneous	BANK TRANSFER		QUARTERLY RESERVE FUNDING	\$2,628.56	\$0.00	
4/30/2026	GL 501131 - Misc Deposit			APRIL RES INTEREST	\$3.42	\$0.00	
01060 DUE FROM RESERVES				\$36,250.00	\$2,628.56	\$876.19	\$38,002.37
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/18/2026	GL 497953 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$876.19	
4/30/2026	GL 502195 - Journal Entry		QRTRLY RESERVE FUNDING ALLOCATION	QRTRLY RESERVE FUNDING ALLOCATION	\$2,628.56	\$0.00	
01150 ACCOUNTS RECEIVABLE				\$2,010.35	\$38,250.00	\$34,639.65	\$5,620.70
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	AR 494542 - Apply Charges				\$38,250.00	\$0.00	
4/1/2026	AR 494543 - Apply PrePays				\$0.00	\$9,939.65	
4/1/2026	AR 495164 - Cash Receipts - Lockbox	0000001035			\$0.00	\$1,275.00	
4/3/2026	AR 495208 - Cash Receipts - Direct Debit	532848245		One Time Payment	\$0.00	\$1,275.00	
4/4/2026	AR 494544 - Cash Receipts - Direct Debit	533323139		Automated Payment for Apply Charges Batch #494542	\$0.00	\$11,475.00	
4/4/2026	AR 495565 - Cash Receipts - Direct Debit	533306258		One Time Payment	\$0.00	\$1,275.00	
4/7/2026	AR 496524 - Cash Receipts - Lockbox	0000002044			\$0.00	\$3,825.00	
4/8/2026	AR 496427 - Cash Receipts - Manual	2659			\$0.00	\$1,750.00	
4/20/2026	AR 498370 - Cash Receipts - Manual	6319			\$0.00	\$1,275.00	
4/27/2026	AR 499063 - Cash Receipts - Lockbox	0000064939			\$0.00	\$1,275.00	
4/30/2026	AR 501133 - Apply PrePays				\$0.00	\$1,275.00	
02010 ACCOUNTS PAYABLE				\$0.00	\$10,367.93	\$12,272.69	(\$1,904.76)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	AP 493437 - Enter Bill		KINGSI - KINGS III OF AMERICA INC	2nd Qtr	\$0.00	\$234.83	
4/1/2026	AP 494920 - External Check	100190	KINGSI - KINGS III OF AMERICA INC	2nd Qtr	\$234.83	\$0.00	
4/1/2026	AP 495668 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	April - Mgt. Fee	\$0.00	\$650.00	
4/1/2026	AP 495669 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	April	\$0.00	\$188.00	
4/2/2026	AP 496802 - Enter		COUP - COUP ELETRIC CO	Post lamp	\$0.00	\$326.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Bill						
4/3/2026	AP 495455 - External	300051	WASTE - WM CORPORATE SERVICES INC	12170	\$639.68	\$0.00	
	Check						
4/3/2026	AP 495456 - External	300052	FPL - FPL	12170	\$100.74	\$0.00	
	Check						
4/5/2026	AP 495453 - Enter		FPL - FPL	12170	\$0.00	\$100.74	
	Bill						
4/5/2026	AP 496804 - Enter		PROPERTYR - PROPERTY RESCUE LLC	April	\$0.00	\$200.00	
	Bill						
4/6/2026	AP 496109 - External	100191	FYR - FYR-FYTER INC	Ann Fire Ext	\$203.16	\$0.00	
	Check						
4/6/2026	AP 496110 - External	100192	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	April	\$188.00	\$0.00	
	Check						
4/6/2026	AP 496111 - External	100193	NEWELLPM - NEWELL PROPERTY MANAGEMENT	April - Mgt. Fee	\$650.00	\$0.00	
	Check						
4/7/2026	AP 496108 - Enter		LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,466.17	
	Bill						
4/7/2026	AP 496112 - External	300053	LCU - LEE COUNTY UTILITIES	12170	\$1,466.17	\$0.00	
	Check						
4/8/2026	AP 496800 - Enter		NEWELLPM - NEWELL PROPERTY MANAGEMENT	March - Admin	\$0.00	\$20.55	
	Bill						
4/9/2026	AP 496803 - Enter		COASTLINE - COASTLINE TREE SERVICE	Balance - tree trimming	\$0.00	\$105.00	
	Bill			March			
4/10/2026	AP 496952 - External	100194	AWS - AUTOMATED WATER SYSTEMS INC		\$325.95	\$0.00	
	Check						
4/10/2026	AP 496953 - External	100195	COUP - COUP ELETRIC CO	Post lamp	\$326.00	\$0.00	
	Check						
4/10/2026	AP 496954 - External	100197	COASTLINE - COASTLINE TREE SERVICE	Balance - tree trimming	\$105.00	\$0.00	
	Check			April			
4/10/2026	AP 496955 - External	100198	PROPERTYR - PROPERTY RESCUE LLC		\$200.00	\$0.00	
	Check						
4/11/2026	AP 496801 - Enter		AWS - AUTOMATED WATER SYSTEMS INC	March	\$0.00	\$325.95	
	Bill						
4/12/2026	AP 497777 - Enter		GMSWF - GROUNDS MASTER OF SW FL INC	Landscape for building	\$0.00	\$3,929.50	
	Bill			March - Admin			
4/13/2026	AP 498366 - AP Adjustment	100196	NEWELLPM - NEWELL PROPERTY MANAGEMENT		\$20.55	\$0.00	
4/13/2026	AP 498367 - Enter		NEWELLPM - NEWELL PROPERTY MANAGEMENT	Elevator renewal	\$0.00	\$575.00	
	Bill						
4/13/2026	AP 498369 - AP Adjustment	100196	NEWELLPM - NEWELL PROPERTY MANAGEMENT	Elevator renewal	\$575.00	\$0.00	
4/15/2026	AP 498042 - Enter		C.C.S - CCG-Certified Public Accountants	Preparation of 1120H 2025	\$0.00	\$215.00	
	Bill						
4/17/2026	AP 497986 - External	100199	GMSWF - GROUNDS MASTER OF SW FL INC	Landscape for building	\$3,929.50	\$0.00	
	Check						
4/20/2026	AP 498181 - External	100200	C.C.S - CCG-Certified Public Accountants	Preparation of 1120H 2025	\$215.00	\$0.00	
	Check			April			
4/20/2026	AP 500989 - Enter		GMSWF - GROUNDS MASTER OF SW FL INC		\$0.00	\$540.00	
	Bill						
4/21/2026	AP 498843 - Enter		SignStudio - Sign Studio	Signs	\$0.00	\$770.00	
	Bill						
4/23/2026	AP 495670 - Enter		FYR - FYR-FYTER INC	Ann Fire Ext	\$0.00	\$203.16	
	Bill						
4/23/2026	AP 499432 - Enter		AWS - AUTOMATED WATER SYSTEMS INC	April	\$0.00	\$418.35	
	Bill						
4/24/2026	AP 495454 - Enter		WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$639.68	
	Bill						
4/27/2026	AP 499104 - External	100201	SignStudio - Sign Studio	Signs	\$770.00	\$0.00	
	Check						
4/29/2026	AP 500984 - Enter		Brick&Pave - Brick & Pavers Design	Pavers	\$0.00	\$1,300.00	
	Bill						
4/30/2026	AP 499601 - External	100202	AWS - AUTOMATED WATER SYSTEMS INC	April	\$418.35	\$0.00	
	Check						
4/30/2026	AP 500985 - Enter		NEWELLPM - NEWELL PROPERTY MANAGEMENT	April - Admin	\$0.00	\$64.76	
	Bill						
02050 DUE TO OPERATING				(\$36,250.00)	\$876.19	\$2,628.56	(\$38,002.37)

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/18/2026	GL 497953 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
4/30/2026	GL 502195 - Journal Entry		QTRTRY RESERVE FUNDING ALLOCATION	QTRTRY RESERVE FUNDING ALLOCATION	\$0.00	\$2,628.56	
02140 PREPAID OWNERS FEES				(\$12,714.65)	\$11,214.65	\$0.00	(\$1,500.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	AR 494543 - Apply PrePays				\$9,939.65	\$0.00	
4/30/2026	AR 501133 - Apply PrePays				\$1,275.00	\$0.00	
02150 DEFERRED MAINTENANCE FEES				\$0.00	\$12,750.00	\$38,250.00	(\$25,500.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	AR 494542 - Apply Charges				\$0.00	\$38,250.00	
4/18/2026	GL 497954 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$12,750.00	\$0.00	
02901 RESERVES - PAINTING				(\$11,600.20)	\$0.00	\$0.00	(\$11,600.20)
02905 RESERVES - PAVING				(\$11,942.29)	\$0.00	\$53.65	(\$11,995.94)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/18/2026	GL 497953 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$53.65	
02906 RESERVES - PAVING RESEAL				(\$1,000.08)	\$0.00	\$0.00	(\$1,000.08)
02910 RESERVES - ROOF				(\$4,314.49)	\$0.00	\$628.98	(\$4,943.47)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/18/2026	GL 497953 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$628.98	
02911 RESERVES - ELEVATOR				(\$100.00)	\$0.00	\$0.00	(\$100.00)
02912 RESERVES - A/C LINE REPL				(\$149.96)	\$0.00	\$0.00	(\$149.96)
02913 RESERVES - CARPORTS				(\$23,771.12)	\$0.00	\$193.56	(\$23,964.68)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/18/2026	GL 497953 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$193.56	
02914 RESERVES - LANAI RENOVATION				(\$6,000.00)	\$0.00	\$0.00	(\$6,000.00)
02919 RESERVES - INTEREST				(\$14,229.91)	\$0.00	\$3.42	(\$14,233.33)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2026	GL 501131 - Misc Deposit			APRIL RES INTEREST	\$0.00	\$3.42	
02920 RESERVES - DEFERRED MAINT				(\$69,336.47)	\$2,628.56	\$2,628.56	(\$69,336.47)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/24/2026	AR 501132 - Cash Receipts - Miscellaneous	BANK TRANSFER		QQUARTERLY RESERVE FUNDINGQUARTERLY RESERVE FUNDING	\$0.00	\$2,628.56	
4/30/2026	GL 502195 - Journal Entry		QTRTRY RESERVE FUNDING ALLOCATION	QTRTRY RESERVE FUNDING ALLOCATION	\$2,628.56	\$0.00	
02929 RESERVE-HURRICANE IAN EXPENSES				\$158,493.48	\$0.00	\$0.00	\$158,493.48
02950 PRIOR YEAR / SURPLUS (DEFICIT)				(\$582,773.51)	\$0.00	\$0.00	(\$582,773.51)
03010 MAINTENANCE FEES				(\$38,250.00)	\$0.00	\$12,750.00	(\$51,000.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/18/2026	GL 497954 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$0.00	\$12,750.00	
03030 OTHER INCOME				(\$781.05)	\$0.00	\$0.00	(\$781.05)

Account				Balance Forward	Debits	Credits	Ending Balance
03045 INSURANCE PROCEEDS				(\$24,863.60)	\$0.00	\$0.00	(\$24,863.60)
03120 INTEREST INCOME				(\$1,563.02)	\$0.00	\$530.63	(\$2,093.65)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2026	GL 501693 - Journal Entry		RECORD INTEREST FOR ACCT 9969 FOR APRIL	RECORD INTEREST FOR ACCT 9969	\$0.00	\$530.63	
04006 LEGAL / PROFESSIONAL FEES				\$400.00	\$0.00	\$0.00	\$400.00
04007 TAXES/TAX PREP				\$0.00	\$215.00	\$0.00	\$215.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/15/2026	AP 498042 - Enter Bill		C.C.S - CCG-Certified Public Accountants	Preparation of 1120H 2025	\$215.00	\$0.00	
04015 OFFICE / POSTAGE / SUPPLIES				\$254.45	\$85.31	\$0.00	\$339.76
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/8/2026	AP 496800 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	March - Admin	\$20.55	\$0.00	
4/30/2026	AP 500985 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	April - Admin	\$64.76	\$0.00	
04060 MANAGEMENT FEE				\$1,950.00	\$650.00	\$0.00	\$2,600.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	AP 495668 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	April - Mgt. Fee	\$650.00	\$0.00	
04070 COMMUNITY ASSESSMENT				\$7,133.33	\$4,666.66	\$2,400.00	\$9,399.99
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/24/2026	AP 499370 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$2,333.33	\$0.00	
4/24/2026	AP 499371 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$2,333.33	\$0.00	
4/24/2026	AR 499378 - Cash Receipts - Miscellaneous	BANK TRANSFER		MASTER FUNDING	\$0.00	\$2,400.00	
04093 INSURANCE - FLOOD				\$12,876.00	\$0.00	\$0.00	\$12,876.00
04210 MAINTENANCE REPAIRS				\$8,479.36	\$1,302.66	\$0.00	\$9,782.02
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/2/2026	AP 496802 - Enter Bill		COUP - COUP ELETRIC CO	Post lamp	\$326.00	\$0.00	
4/21/2026	AP 498843 - Enter Bill		SignStudio - Sign Studio	Signs	\$770.00	\$0.00	
4/23/2026	AP 495670 - Enter Bill		FYR - FYR-FYTER INC	Ann Fire Ext	\$203.16	\$0.00	
4/30/2026	GL 502198 - Journal Entry		RCL TROPICAL MAINTENANCE LIGHT REPL TO PROP ACCT	RCL TROPICAL MAINTENANCE LIGHT REPL TO PROP ACCT	\$3.50	\$0.00	
04240 JANITORIAL CONTRACT				\$683.00	\$200.00	\$0.00	\$883.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/5/2026	AP 496804 - Enter Bill		PROPERTYR - PROPERTY RESCUE LLC	April	\$200.00	\$0.00	
04250 ELEVATOR CONTRACT / INSPECT				\$548.00	\$1,003.00	\$0.00	\$1,551.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	AP 495669 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	April	\$188.00	\$0.00	
4/13/2026	AP 498367 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	Elevator renewal	\$575.00	\$0.00	
4/30/2026	GL 502196 - Journal Entry		RCL GENERAL ELEVATOR SOLUTIONS INV TO PROP ACCT	RCL GENERAL ELEVATOR SOLUTIONS INV TO PROP ACCT	\$240.00	\$0.00	
04251 ELEVATOR REPAIRS				\$240.00	\$0.00	\$240.00	\$0.00

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2026	GL 502196 - Journal Entry		RCL GENERAL ELEVATOR SOLUTIONS INV TO PROP ACCT	RCL GENERAL ELEVATOR SOLUTIONS INV TO PROP ACCT	\$0.00	\$240.00	
04252 ELEVATOR PHONE				\$234.83	\$234.83	\$0.00	\$469.66
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2026	AP 493437 - Enter Bill		KINGSI - KINGS III OF AMERICA INC	2nd Qtr	\$234.83	\$0.00	
04255 FIRE/SECURITY MONITOR MAINT				\$308.96	\$0.00	\$0.00	\$308.96
04260 LIGHT REPLACEMENTS				\$3.50	\$0.00	\$3.50	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2026	GL 502198 - Journal Entry		RCL TROPICAL MAINTENANCE LIGHT REPL TO PROP ACCT	RCL TROPICAL MAINTENANCE LIGHT REPL TO PROP ACCT	\$0.00	\$3.50	
04290 PEST CONTROL / INTERNAL				\$360.00	\$0.00	\$0.00	\$360.00
04305 LANDSCAPE CONTRACT				\$1,620.00	\$540.00	\$0.00	\$2,160.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/20/2026	AP 500989 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	April	\$540.00	\$0.00	
04310 LANDSCAPE IMPROVEMENT				\$4,532.50	\$3,929.50	\$0.00	\$8,462.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/12/2026	AP 497777 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	Landscape for building	\$3,929.50	\$0.00	
04311 MULCH				\$2,665.75	\$0.00	\$0.00	\$2,665.75
04340 IRRIGATION CONTRACT				\$739.09	\$320.00	\$0.00	\$1,059.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/11/2026	AP 496801 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	March	\$160.00	\$0.00	
4/23/2026	AP 499432 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	April	\$160.00	\$0.00	
04341 IRRIGATION REPAIRS				\$181.47	\$424.30	\$0.00	\$605.77
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/11/2026	AP 496801 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	March	\$165.95	\$0.00	
4/23/2026	AP 499432 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	April	\$258.35	\$0.00	
04380 PEST / WEED EXTERIOR				\$390.00	\$0.00	\$0.00	\$390.00
04390 TREE TRIMMING				\$0.00	\$105.00	\$0.00	\$105.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/9/2026	AP 496803 - Enter Bill		COASTLINE - COASTLINE TREE SERVICE	Balance - tree trimming	\$105.00	\$0.00	
04601 ELECTRIC				\$334.42	\$100.74	\$0.00	\$435.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/5/2026	AP 495453 - Enter Bill		FPL - FPL	12170	\$100.74	\$0.00	
04610 WATER/SEWER				\$4,272.12	\$1,466.17	\$0.00	\$5,738.29
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/7/2026	AP 496108 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$1,466.17	\$0.00	
04640 TRASH				\$2,156.34	\$639.68	\$0.00	\$2,796.02
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/24/2026	AP 495454 - Enter		WASTE - WM CORPORATE SERVICES INC	12170	\$639.68	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
Bill							
04827 PAVER PROJECT				\$5,300.00	\$1,300.00	\$0.00	\$6,600.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/29/2026	AP 500984 - Enter Bill		Brick&Pave - Brick & Pavers Design	Pavers	\$1,300.00	\$0.00	
04920 GENERAL RESERVES				\$2,628.57	\$3,504.75	\$2,628.56	\$3,504.76
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/18/2026	GL 497953 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
4/24/2026	AP 499373 - Hand Written Check	BANK TRANSFER	KT7 - KELLY GREENS TERRACE VII	RESERVE FUNDING	\$2,628.56	\$0.00	
4/30/2026	GL 502195 - Journal Entry		QTRLY RESERVE FUNDING ALLOCATION	QTRLY RESERVE FUNDING ALLOCATION	\$0.00	\$2,628.56	
09999 YEAR END SURPLUS				\$329,639.85	\$0.00	\$0.00	\$329,639.85
Total:				\$329,639.85	\$128,391.10	\$128,391.10	\$329,639.85

KELLY GREENS TERRACE VII COA INC

FUND BALANCE SHEET

As of: 05/31/2026

Assets

Account Asset	Operating	Reserves	Total
01001 OPERATING-FIRST HORIZON-3430	\$256,430.41	\$0.00	\$256,430.41
01003 SANIBEL CAPTIVA 9969 OP	\$287,756.59	\$0.00	\$287,756.59
01005 RESERVE-FIRST HORIZON-3416	\$0.00	\$7,536.56	\$7,536.56
01060 DUE FROM RESERVES	\$37,126.18	\$0.00	\$37,126.18
01150 ACCOUNTS RECEIVABLE	\$5,620.70	\$0.00	\$5,620.70
Asset Total	\$586,933.88	\$7,536.56	\$594,470.44
Total Assets:	\$586,933.88	\$7,536.56	\$594,470.44

Liabilities

Account Liability	Operating	Reserves	Total
02050 DUE TO OPERATING	\$0.00	\$37,126.18	\$37,126.18
02140 PREPAID OWNERS FEES	\$1,500.00	\$0.00	\$1,500.00
02150 DEFERRED MAINTENANCE FEES	\$12,750.00	\$0.00	\$12,750.00
Liability Total	\$14,250.00	\$37,126.18	\$51,376.18
Total Liabilities:	\$14,250.00	\$37,126.18	\$51,376.18

Equity

Account Reserves	Operating	Reserves	Total
02901 RESERVES - PAINTING	\$0.00	\$11,600.20	\$11,600.20
02905 RESERVES - PAVING	\$0.00	\$1,049.59	\$1,049.59
02906 RESERVES - PAVING RESEAL	\$0.00	\$1,000.08	\$1,000.08
02910 RESERVES - ROOF	\$0.00	\$5,572.45	\$5,572.45
02911 RESERVES - ELEVATOR	\$0.00	\$100.00	\$100.00
02912 RESERVES - A/C LINE REPL	\$0.00	\$149.96	\$149.96
02913 RESERVES - CARPORTS	\$0.00	\$24,158.24	\$24,158.24
02914 RESERVES - LANAI RENOVATION	\$0.00	\$6,000.00	\$6,000.00
02919 RESERVES - INTEREST	\$0.00	\$9,936.87	\$9,936.87
02920 RESERVES - DEFERRED MAINT	\$0.00	\$69,336.47	\$69,336.47
02929 RESERVE-HURRICANE IAN EXPENSES	\$0.00	(\$158,493.48)	(\$158,493.48)
Reserves Total	\$0.00	(\$29,589.62)	(\$29,589.62)
Members Equity			
02950 PRIOR YEAR / SURPLUS (DEFICIT)	\$582,773.51	\$0.00	\$582,773.51
02951 PRIOR PERIOD ADJUSTMENTS	\$8,450.00	\$0.00	\$8,450.00
Members Equity Total	\$591,223.51	\$0.00	\$591,223.51
Current Year Net Income/(Loss)	(\$18,539.63)	\$0.00	(\$18,539.63)
Total Equity:	\$572,683.88	(\$29,589.62)	\$543,094.26

Account	Operating	Reserves	Total
Total Liabilities & Equity	\$586,933.88	\$7,536.56	\$594,470.44

KELLY GREENS TERRACE VII COA INC

Run Date: 06/12/2026

Run Time: 02:49 PM

INCOME STATEMENT

Start: 05/01/2026 | End: 05/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
03010 MAINTENANCE FEES	12,750.00	12,750.00	0.00	63,750.00	63,750.00	0.00	153,000.00
03030 OTHER INCOME	0.00	0.00	0.00	781.05	0.00	781.05	0.00
03045 INSURANCE PROCEEDS	0.00	0.00	0.00	24,863.60	0.00	24,863.60	0.00
03120 INTEREST INCOME	549.35	0.00	549.35	2,643.00	0.00	2,643.00	0.00
Income Total	13,299.35	12,750.00	549.35	92,037.65	63,750.00	28,287.65	153,000.00
Total Income	13,299.35	12,750.00	549.35	92,037.65	63,750.00	28,287.65	153,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
GENERAL & ADMINISTRATIVE							
04004 CONDO STATE FEE	0.00	10.00	10.00	0.00	50.00	50.00	120.00
04005 CORP ANNUAL REPORT	0.00	5.10	5.10	0.00	25.50	25.50	61.25
04006 LEGAL / PROFESSIONAL FEES	4,484.00	41.67	(4,442.33)	4,884.00	208.35	(4,675.65)	500.00
04007 TAXES/TAX PREP	0.00	17.91	17.91	215.00	89.55	(125.45)	215.00
04008 PERMITS	0.00	6.25	6.25	0.00	31.25	31.25	75.00
04015 OFFICE / POSTAGE / SUPPLIES	0.00	100.00	100.00	339.76	500.00	160.24	1,200.00
04060 MANAGEMENT FEE	650.00	650.00	0.00	3,250.00	3,250.00	0.00	7,800.00
04070 COMMUNITY ASSESSMENT	2,333.33	2,333.33	0.00	11,733.32	11,666.65	(66.67)	28,000.00
04090 INSURANCE - LIAB / PKG / WIND	492.00	3,750.00	3,258.00	492.00	18,750.00	18,258.00	45,000.00
04093 INSURANCE - FLOOD	0.00	1,041.67	1,041.67	12,876.00	5,208.35	(7,667.65)	12,500.00
GENERAL & ADMINISTRATIVE Total	7,959.33	7,955.93	(3.40)	33,790.08	39,779.65	5,989.57	95,471.25
BUILDING							
04210 MAINTENANCE REPAIRS	0.00	416.67	416.67	9,782.02	2,083.35	(7,698.67)	5,000.00
04240 JANITORIAL CONTRACT	200.00	283.00	83.00	1,083.00	1,415.00	332.00	3,396.00
04250 ELEVATOR CONTRACT / INSPECT	188.00	208.33	20.33	1,739.00	1,041.65	(697.35)	2,500.00
04252 ELEVATOR PHONE	0.00	66.67	66.67	469.66	333.35	(136.31)	800.00
04255 FIRE/SECURITY MONITOR MAINT	1,041.38	41.67	(999.71)	1,350.34	208.35	(1,141.99)	500.00
04290 PEST CONTROL / INTERNAL	0.00	125.00	125.00	360.00	625.00	265.00	1,500.00
BUILDING Total	1,429.38	1,141.34	(288.04)	14,784.02	5,706.70	(9,077.32)	13,696.00
GROUNDS							
04305 LANDSCAPE CONTRACT	540.00	490.00	(50.00)	2,700.00	2,450.00	(250.00)	5,880.00
04310 LANDSCAPE IMPROVEMENT	3,082.00	166.67	(2,915.33)	11,544.00	833.35	(10,710.65)	2,000.00
04311 MULCH	0.00	166.67	166.67	2,665.75	833.35	(1,832.40)	2,000.00
04340 IRRIGATION CONTRACT	0.00	160.00	160.00	1,059.09	800.00	(259.09)	1,920.00
04341 IRRIGATION REPAIRS	0.00	41.67	41.67	605.77	208.35	(397.42)	500.00
04380 PEST / WEED EXTERIOR	0.00	160.00	160.00	390.00	800.00	410.00	1,920.00
04390 TREE TRIMMING	0.00	25.00	25.00	105.00	125.00	20.00	300.00
GROUNDS Total	3,622.00	1,210.01	(2,411.99)	19,069.61	6,050.05	(13,019.56)	14,520.00
UTILITIES							
04601 ELECTRIC	77.30	83.33	6.03	512.46	416.65	(95.81)	1,000.00
04610 WATER/SEWER	1,466.17	1,125.00	(341.17)	7,204.46	5,625.00	(1,579.46)	13,500.00
04640 TRASH	639.68	350.00	(289.68)	3,435.70	1,750.00	(1,685.70)	4,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
UTILITIES Total	2,183.15	1,558.33	(624.82)	11,152.62	7,791.65	(3,360.97)	18,700.00
PROJECTS							
04827 PAVER PROJECT	0.00	0.00	0.00	6,600.00	0.00	(6,600.00)	0.00
04831 PAVING PROJECT	20,800.00	0.00	(20,800.00)	20,800.00	0.00	(20,800.00)	0.00
PROJECTS Total	20,800.00	0.00	(20,800.00)	27,400.00	0.00	(27,400.00)	0.00
RESERVES / CONTINGENCY							
04901 CONTINGENCY	0.00	8.21	8.21	0.00	41.05	41.05	98.52
04920 GENERAL RESERVES	876.19	876.19	0.00	4,380.95	4,380.95	0.00	10,514.23
RESERVES / CONTINGENCY Total	876.19	884.40	8.21	4,380.95	4,422.00	41.05	10,612.75
Total Expense	36,870.05	12,750.01	(24,120.04)	110,577.28	63,750.05	(46,827.23)	153,000.00
Net Income	(23,570.70)	(0.01)	(23,570.69)	(18,539.63)	(0.05)	(18,539.58)	0.00

KELLY GREENS TERRACE VII COA INC

Run Date: 06/12/2026
Run Time: 02:49 PM

PREPAID OWNERS

As of: 05/31/2026

Owner	Address	Account #	Lot #		Prepaid Balance
REDDY KUMAR TTEE	12170 KELLY SANDS WAY 717	717	717	PP - General	\$75.00
				Total	\$75.00
REX & PAMELA NICHOLS	12170 KELLY SANDS WAY 722	722	722	PP - General	\$950.00
				Total	\$950.00
DONALD & DIANE OLENIK	12170 KELLY SANDS WAY 728	728	728	PP - General	\$475.00
				Total	\$475.00
				PP - General	\$1,500.00
				Total	\$1,500.00

Aged Open Items

KELLY GREENS TERRACE VII COA INC
As of: 05/31/2026

Run Date: 06/12/2026
Run Time: 02:49 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
Total				\$0.00	\$0.00	\$0.00	\$0.00
Grand Total							\$0.00

KELLY GREENS TERRACE VII COA INC

CHECK REGISTER - DETAILED

START: 05/01/2026 | END: 05/31/2026

Run Date: 06/12/2026
Run Time: 02:49 PM

Date	Check	Vendor	Reference	Amount
FIRST HORIZON BANK OPERATING-FIRST HORIZON-3430				
05/29/2026	100211	GMSWF - GROUNDS MASTER OF SW FL INC	May	\$540.00
05/19/2026	Inv: 16268	Acct: 04305 - 000 - LANDSCAPE CONTRACT	May	\$540.00
05/21/2026	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$23,133.33
05/21/2026	Inv: 052126	Acct: 04070 - 000 - COMMUNITY ASSESSMENT	MONTHLY MASTER FEE	\$2,333.33
05/19/2026	Inv: 051926	Acct: 04831 - 000 - PAVING PROJECT	KC3 SPEC ASSESSMENT PAYMENT	\$20,800.00
05/20/2026	100208	FYR - FYR-FYTER INC	Repairs	\$1,041.38
05/18/2026	Inv: A21715	Acct: 04255 - 000 - FIRE/SECURITY MONI...	Repairs	\$1,041.38
05/20/2026	100209	GMSWF - GROUNDS MASTER OF SW FL INC	Landscape	\$3,082.00
05/15/2026	Inv: 16252	Acct: 04310 - 000 - LANDSCAPE IMPROVEMENT	Landscape	\$3,082.00
05/20/2026	100210	PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$4,484.00
05/05/2026	Inv: 3906	Acct: 04006 - 000 - LEGAL / PROFESSION...	Legal	\$4,484.00
05/14/2026	1138	ZEN - ZENITH INSURANCE COMPANY	POLICY Z135764208 WC 26	\$492.00
05/14/2026	Inv: DP135764208001	Acct: 04090 - 000 - INSURANCE - LIAB /...	POLICY Z135764208 WC 26	\$492.00
05/13/2026	1137	MRKobie - MR KOBIE	Electrical work	\$250.00
03/11/2026	Inv: 1227	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Electrical work	\$250.00
05/11/2026	300056	LCU - LEE COUNTY UTILITIES	12170	\$1,466.17
05/11/2026	Inv: 042026-44-8	Acct: 04610 - 000 - WATER/SEWER	12170	\$1,466.17
05/07/2026	100203	NEWELLPM - NEWELL PROPERTY MANAGEMENT	May - Mgt. Fee	\$714.76
05/01/2026	Inv: SPM-00000312	Acct: 04060 - 000 - MANAGEMENT FEE	May - Mgt. Fee	\$650.00
04/30/2026	Inv:	Acct: 04015 - 000 - OFFICE / POSTAGE /...	April - Admin	\$64.76

Date	Check	Vendor	Reference	Amount
	SPM-00000424			
05/07/2026	100204	Brick&Pave - Brick & Pavers Design	Pavers	\$1,300.00
04/29/2026	Inv: I260429112	Acct: 04827 - 000 - PAVER PROJECT	Pavers	\$1,300.00
05/07/2026	100205	GENELE - GENERAL ELEVATOR SOLUTIO...	May	\$188.00
05/01/2026	Inv: 51475	Acct: 04250 - 000 - ELEVATOR CONTRACT ...	May	\$188.00
05/07/2026	100206	GMSWF - GROUNDS MASTER OF SW FL INC	April	\$540.00
04/20/2026	Inv: 16212	Acct: 04305 - 000 - LANDSCAPE CONTRACT	April	\$540.00
05/07/2026	100207	PROPERTYR - PROPERTY RESCUE LLC	May	\$200.00
05/04/2026	Inv: 942319	Acct: 04240 - 000 - JANITORIAL CONTRACT	May	\$200.00
05/01/2026	300054	WASTE - WM CORPORATE SERVICES INC	12170	\$639.68
05/24/2026	Inv: 0207059-4028-4	Acct: 04640 - 000 - TRASH	12170	\$639.68
05/01/2026	300055	FPL - FPL	12170	\$77.30
05/04/2026	Inv: 042326-5346	Acct: 04601 - 000 - ELECTRIC	12170	\$77.30
				Sub-Total: \$38,148.62
				Sub-Total Checks: 15

Date	Check	Vendor	Reference	Amount
FIRST HORIZON BANK RESERVE-FIRST HORIZON-3416				
05/21/2026	8018	DGPAVE - D G PAVEMENT SOLUTIONS, INC.	PAVING	\$15,300.00
05/21/2026	Inv: 676	Acct: 02905 - 000 - RESERVES - PAVING	PAVING	\$11,000.00
05/21/2026	Inv: 676	Acct: 02919 - 000 - RESERVES - INTEREST	PAVING	\$4,300.00
				Sub-Total: \$15,300.00
				Sub-Total Checks: 1
				Total: \$53,448.62
				Total Checks: 16

KELLY GREENS TERRACE VII COA INC

Run Date: 06/12/2026

Run Time: 02:49 PM

GENERAL LEDGER DETAIL

As of: Start: 05/01/2026 | End: 05/31/2026

Account				Balance Forward	Debits	Credits	Ending Balance
01001 OPERATING-FIRST HORIZON-3430				\$285,879.03	\$8,700.00	\$38,148.62	\$256,430.41
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2026	AP 500007 - External Check	300054	WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$639.68	
5/1/2026	AP 500008 - External Check	300055	FPL - FPL	12170	\$0.00	\$77.30	
5/7/2026	AP 501414 - External Check	100203	NEWELPM - NEWELL PROPERTY MANAGEMENT	May - Mgt. Fee	\$0.00	\$714.76	
5/7/2026	AP 501415 - External Check	100204	Brick&Pave - Brick & Pavers Design	Pavers	\$0.00	\$1,300.00	
5/7/2026	AP 501416 - External Check	100205	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	May	\$0.00	\$188.00	
5/7/2026	AP 501417 - External Check	100206	GMSWF - GROUNDS MASTER OF SW FL INC	April	\$0.00	\$540.00	
5/7/2026	AP 501418 - External Check	100207	PROPERTYR - PROPERTY RESCUE LLC	May	\$0.00	\$200.00	
5/11/2026	AP 501867 - External Check	300056	LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,466.17	
5/13/2026	AP 502056 - Void Check	100185	MRKobie - MR KOBIE	No reference	\$250.00	\$0.00	
5/13/2026	AP 502057 - Print Check	1137	MRKobie - MR KOBIE	Electrical work	\$0.00	\$250.00	
5/14/2026	AP 502113 - Print Check	1138	ZEN - ZENITH INSURANCE COMPANY	POLICY Z135764208 WC 26	\$0.00	\$492.00	
5/19/2026	AP 502620 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	KC3 SPEC ASSESSMENT PAYMENT	\$0.00	\$20,800.00	
5/20/2026	AP 502777 - External Check	100208	FYR - FYR-FYTER INC	Repairs	\$0.00	\$1,041.38	
5/20/2026	AP 502778 - External Check	100209	GMSWF - GROUNDS MASTER OF SW FL INC	Landscape	\$0.00	\$3,082.00	
5/20/2026	AP 502779 - External Check	100210	PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$0.00	\$4,484.00	
5/21/2026	AP 503217 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$0.00	\$2,333.33	
5/29/2026	AP 503423 - External Check	100211	GMSWF - GROUNDS MASTER OF SW FL INC	May	\$0.00	\$540.00	
5/29/2026	AP 504907 - Void Check	100157	Brick&Pave - Brick & Pavers Design	No reference	\$8,450.00	\$0.00	
01003 SANIBEL CAPTIVA 9969 OP				\$287,207.24	\$549.35	\$0.00	\$287,756.59
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/31/2026	GL 505073 - Misc Deposit			RECORD INTEREST FOR ACCT 9969	\$549.35	\$0.00	
01005 RESERVE-FIRST HORIZON-3416				\$22,833.02	\$3.54	\$15,300.00	\$7,536.56
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/21/2026	AP 502843 - Print Check	8018	DGPAVE - D G PAVEMENT SOLUTIONS, INC.	PAVING	\$0.00	\$15,300.00	
5/29/2026	GL 503545 - Misc Deposit			MAY RES INTEREST	\$3.54	\$0.00	
01060 DUE FROM RESERVES				\$38,002.37	\$0.00	\$876.19	\$37,126.18
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/18/2026	GL 502386 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$876.19	
01150 ACCOUNTS RECEIVABLE				\$5,620.70	\$0.00	\$0.00	\$5,620.70

Account				Balance Forward	Debits	Credits	Ending Balance
02010 ACCOUNTS PAYABLE				(\$1,904.76)	\$38,765.29	\$36,860.53	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2026	AP 500007 - External Check	300054	WASTE - WM CORPORATE SERVICES INC	12170	\$639.68	\$0.00	
5/1/2026	AP 500008 - External Check	300055	FPL - FPL	12170	\$77.30	\$0.00	
5/1/2026	AP 500986 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	May	\$0.00	\$188.00	
5/1/2026	AP 500987 - Enter Bill		NEWELPM - NEWELL PROPERTY MANAGEMENT	May - Mgt. Fee	\$0.00	\$650.00	
5/4/2026	AP 500006 - Enter Bill		FPL - FPL	12170	\$0.00	\$77.30	
5/4/2026	AP 500988 - Enter Bill		PROPERTYR - PROPERTY RESCUE LLC	May	\$0.00	\$200.00	
5/5/2026	AP 502776 - Enter Bill		PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$0.00	\$4,484.00	
5/7/2026	AP 501414 - External Check	100203	NEWELPM - NEWELL PROPERTY MANAGEMENT	May - Mgt. Fee	\$714.76	\$0.00	
5/7/2026	AP 501415 - External Check	100204	Brick&Pave - Brick & Pavers Design	Pavers	\$1,300.00	\$0.00	
5/7/2026	AP 501416 - External Check	100205	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	May	\$188.00	\$0.00	
5/7/2026	AP 501417 - External Check	100206	GMSWF - GROUNDS MASTER OF SW FL INC	April	\$540.00	\$0.00	
5/7/2026	AP 501418 - External Check	100207	PROPERTYR - PROPERTY RESCUE LLC	May	\$200.00	\$0.00	
5/11/2026	AP 501866 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,466.17	
5/11/2026	AP 501867 - External Check	300056	LCU - LEE COUNTY UTILITIES	12170	\$1,466.17	\$0.00	
5/13/2026	AP 502056 - Void Check	100185	MRKobie - MR KOBIE	No reference	\$0.00	\$250.00	
5/13/2026	AP 502057 - Print Check	1137	MRKobie - MR KOBIE	Electrical work	\$250.00	\$0.00	
5/14/2026	AP 502112 - Enter Bill		ZEN - ZENITH INSURANCE COMPANY	POLICY Z135764208 WC 26	\$0.00	\$492.00	
5/14/2026	AP 502113 - Print Check	1138	ZEN - ZENITH INSURANCE COMPANY	POLICY Z135764208 WC 26	\$492.00	\$0.00	
5/15/2026	AP 502775 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	Landscape	\$0.00	\$3,082.00	
5/18/2026	AP 502774 - Enter Bill		FYR - FYR-FYTER INC	Repairs	\$0.00	\$1,041.38	
5/19/2026	AP 503325 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	May	\$0.00	\$540.00	
5/20/2026	AP 502777 - External Check	100208	FYR - FYR-FYTER INC	Repairs	\$1,041.38	\$0.00	
5/20/2026	AP 502778 - External Check	100209	GMSWF - GROUNDS MASTER OF SW FL INC	Landscape	\$3,082.00	\$0.00	
5/20/2026	AP 502779 - External Check	100210	PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$4,484.00	\$0.00	
5/21/2026	AP 502842 - Enter Bill		DGPAVE - D G PAVEMENT SOLUTIONS, INC.	PAVING	\$0.00	\$15,300.00	
5/21/2026	AP 502843 - Print Check	8018	DGPAVE - D G PAVEMENT SOLUTIONS, INC.	PAVING	\$15,300.00	\$0.00	
5/24/2026	AP 500005 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$639.68	
5/29/2026	AP 503423 - External Check	100211	GMSWF - GROUNDS MASTER OF SW FL INC	May	\$540.00	\$0.00	
5/29/2026	AP 504907 - Void Check	100157	Brick&Pave - Brick & Pavers Design	No reference	\$0.00	\$8,450.00	
5/31/2026	AP 504908 - AP Adjustment		Brick&Pave - Brick & Pavers Design	Final - paver	\$8,450.00	\$0.00	
02050 DUE TO OPERATING				(\$38,002.37)	\$876.19	\$0.00	(\$37,126.18)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
5/18/2026	GL 502386 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
02140	PREPAID OWNERS FEES			(\$1,500.00)	\$0.00	\$0.00	(\$1,500.00)
02150	DEFERRED MAINTENANCE FEES			(\$25,500.00)	\$12,750.00	\$0.00	(\$12,750.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/18/2026	GL 502384 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$12,750.00	\$0.00	
02901	RESERVES - PAINTING			(\$11,600.20)	\$0.00	\$0.00	(\$11,600.20)
02905	RESERVES - PAVING			(\$11,995.94)	\$11,000.00	\$53.65	(\$1,049.59)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/18/2026	GL 502386 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$53.65	
5/21/2026	AP 502842 - Enter Bill		DGPAVE - D G PAVEMENT SOLUTIONS, INC.	PAVING	\$11,000.00	\$0.00	
02906	RESERVES - PAVING RESEAL			(\$1,000.08)	\$0.00	\$0.00	(\$1,000.08)
02910	RESERVES - ROOF			(\$4,943.47)	\$0.00	\$628.98	(\$5,572.45)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/18/2026	GL 502386 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$628.98	
02911	RESERVES - ELEVATOR			(\$100.00)	\$0.00	\$0.00	(\$100.00)
02912	RESERVES - A/C LINE REPL			(\$149.96)	\$0.00	\$0.00	(\$149.96)
02913	RESERVES - CARPORTS			(\$23,964.68)	\$0.00	\$193.56	(\$24,158.24)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/18/2026	GL 502386 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$193.56	
02914	RESERVES - LANAI RENOVATION			(\$6,000.00)	\$0.00	\$0.00	(\$6,000.00)
02919	RESERVES - INTEREST			(\$14,233.33)	\$4,300.00	\$3.54	(\$9,936.87)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/21/2026	AP 502842 - Enter Bill		DGPAVE - D G PAVEMENT SOLUTIONS, INC.	PAVING	\$4,300.00	\$0.00	
5/29/2026	GL 503545 - Misc Deposit			MAY RES INTEREST	\$0.00	\$3.54	
02920	RESERVES - DEFERRED MAINT			(\$69,336.47)	\$0.00	\$0.00	(\$69,336.47)
02929	RESERVE-HURRICANE IAN EXPENSES			\$158,493.48	\$0.00	\$0.00	\$158,493.48
02950	PRIOR YEAR / SURPLUS (DEFICIT)			(\$582,773.51)	\$0.00	\$0.00	(\$582,773.51)
02951	PRIOR PERIOD ADJUSTMENTS			\$0.00	\$0.00	\$8,450.00	(\$8,450.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/31/2026	GL 505766 - Journal Entry			RCL BRICKPAVING AP ADJ TO PRIOR PERIOD ADJ ACCT	\$0.00	\$8,450.00	
03010	MAINTENANCE FEES			(\$51,000.00)	\$0.00	\$12,750.00	(\$63,750.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/18/2026	GL 502384 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$0.00	\$12,750.00	
03030	OTHER INCOME			(\$781.05)	\$0.00	\$0.00	(\$781.05)
03045	INSURANCE PROCEEDS			(\$24,863.60)	\$0.00	\$0.00	(\$24,863.60)
03120	INTEREST INCOME			(\$2,093.65)	\$0.00	\$549.35	(\$2,643.00)

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/31/2026	GL 505073 - Misc Deposit			RECORD INTEREST FOR ACCT 9969	\$0.00	\$549.35	
04006 LEGAL / PROFESSIONAL FEES				\$400.00	\$4,484.00	\$0.00	\$4,884.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/5/2026	AP 502776 - Enter Bill		PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$4,484.00	\$0.00	
04007 TAXES/TAX PREP				\$215.00	\$0.00	\$0.00	\$215.00
04015 OFFICE / POSTAGE / SUPPLIES				\$339.76	\$0.00	\$0.00	\$339.76
04060 MANAGEMENT FEE				\$2,600.00	\$650.00	\$0.00	\$3,250.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2026	AP 500987 - Enter Bill		NEWELLP - NEWELL PROPERTY MANAGEMENT	May - Mgt. Fee	\$650.00	\$0.00	
04070 COMMUNITY ASSESSMENT				\$9,399.99	\$2,333.33	\$0.00	\$11,733.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/21/2026	AP 503217 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$2,333.33	\$0.00	
04090 INSURANCE - LIAB / PKG / WIND				\$0.00	\$492.00	\$0.00	\$492.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/14/2026	AP 502112 - Enter Bill		ZEN - ZENITH INSURANCE COMPANY	POLICY Z135764208 WC 26	\$492.00	\$0.00	
04093 INSURANCE - FLOOD				\$12,876.00	\$0.00	\$0.00	\$12,876.00
04210 MAINTENANCE REPAIRS				\$9,782.02	\$0.00	\$0.00	\$9,782.02
04240 JANITORIAL CONTRACT				\$883.00	\$200.00	\$0.00	\$1,083.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/4/2026	AP 500988 - Enter Bill		PROPERTYR - PROPERTY RESCUE LLC	May	\$200.00	\$0.00	
04250 ELEVATOR CONTRACT / INSPECT				\$1,551.00	\$188.00	\$0.00	\$1,739.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/1/2026	AP 500986 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	May	\$188.00	\$0.00	
04252 ELEVATOR PHONE				\$469.66	\$0.00	\$0.00	\$469.66
04255 FIRE/SECURITY MONITOR MAINT				\$308.96	\$1,041.38	\$0.00	\$1,350.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/18/2026	AP 502774 - Enter Bill		FYR - FYR-FYTER INC	Repairs	\$1,041.38	\$0.00	
04290 PEST CONTROL / INTERNAL				\$360.00	\$0.00	\$0.00	\$360.00
04305 LANDSCAPE CONTRACT				\$2,160.00	\$540.00	\$0.00	\$2,700.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/19/2026	AP 503325 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	May	\$540.00	\$0.00	
04310 LANDSCAPE IMPROVEMENT				\$8,462.00	\$3,082.00	\$0.00	\$11,544.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/15/2026	AP 502775 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	Landscape	\$3,082.00	\$0.00	
04311 MULCH				\$2,665.75	\$0.00	\$0.00	\$2,665.75
04340 IRRIGATION CONTRACT				\$1,059.09	\$0.00	\$0.00	\$1,059.09
04341 IRRIGATION REPAIRS				\$605.77	\$0.00	\$0.00	\$605.77
04380 PEST / WEED EXTERIOR				\$390.00	\$0.00	\$0.00	\$390.00
04390 TREE TRIMMING				\$105.00	\$0.00	\$0.00	\$105.00
04601 ELECTRIC				\$435.16	\$77.30	\$0.00	\$512.46

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
5/4/2026	AP 500006 - Enter Bill		FPL - FPL	12170	\$77.30	\$0.00	
04610 WATER/SEWER				\$5,738.29	\$1,466.17	\$0.00	\$7,204.46
5/11/2026	AP 501866 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$1,466.17	\$0.00	
04640 TRASH				\$2,796.02	\$639.68	\$0.00	\$3,435.70
5/24/2026	AP 500005 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$639.68	\$0.00	
04827 PAVER PROJECT				\$6,600.00	\$8,450.00	\$8,450.00	\$6,600.00
5/31/2026	AP 504908 - AP Adjustment		Brick&Pave - Brick & Pavers Design	Final - paver	\$0.00	\$8,450.00	
5/31/2026	GL 505766 - Journal Entry			RCL BRICKPAVING AP ADJ TO PRIOR PERIOD ADJ ACCT	\$8,450.00	\$0.00	
04831 PAVING PROJECT				\$0.00	\$20,800.00	\$0.00	\$20,800.00
5/19/2026	AP 502620 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	KC3 SPEC ASSESSMENT PAYMENT	\$20,800.00	\$0.00	
04920 GENERAL RESERVES				\$3,504.76	\$876.19	\$0.00	\$4,380.95
5/18/2026	GL 502386 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
09999 YEAR END SURPLUS				\$329,639.85	\$0.00	\$0.00	\$329,639.85
Total:				\$329,639.85	\$122,264.42	\$122,264.42	\$329,639.85

KELLY GREENS TERRACE VII COA INC

FUND BALANCE SHEET

As of: 06/30/2026

Assets

Account Asset	Operating	Reserves	Total
01001 OPERATING-FIRST HORIZON-3430	\$210,479.33	\$0.00	\$210,479.33
01003 SANIBEL CAPTIVA 9969 OP	\$288,289.22	\$0.00	\$288,289.22
01005 RESERVE-FIRST HORIZON-3416	\$0.00	\$7,537.79	\$7,537.79
01060 DUE FROM RESERVES	\$36,249.99	\$0.00	\$36,249.99
01150 ACCOUNTS RECEIVABLE	\$3,070.70	\$0.00	\$3,070.70
Asset Total	\$538,089.24	\$7,537.79	\$545,627.03
Total Assets:	\$538,089.24	\$7,537.79	\$545,627.03

Liabilities

Account Liability	Operating	Reserves	Total
02010 ACCOUNTS PAYABLE	\$540.00	\$0.00	\$540.00
02050 DUE TO OPERATING	\$0.00	\$36,249.99	\$36,249.99
02140 PREPAID OWNERS FEES	\$7,875.00	\$0.00	\$7,875.00
Liability Total	\$8,415.00	\$36,249.99	\$44,664.99
Total Liabilities:	\$8,415.00	\$36,249.99	\$44,664.99

Equity

Account Reserves	Operating	Reserves	Total
02901 RESERVES - PAINTING	\$0.00	\$11,600.20	\$11,600.20
02905 RESERVES - PAVING	\$0.00	\$1,103.24	\$1,103.24
02906 RESERVES - PAVING RESEAL	\$0.00	\$1,000.08	\$1,000.08
02910 RESERVES - ROOF	\$0.00	\$6,201.43	\$6,201.43
02911 RESERVES - ELEVATOR	\$0.00	\$100.00	\$100.00
02912 RESERVES - A/C LINE REPL	\$0.00	\$149.96	\$149.96
02913 RESERVES - CARPORTS	\$0.00	\$24,351.80	\$24,351.80
02914 RESERVES - LANAI RENOVATION	\$0.00	\$6,000.00	\$6,000.00
02919 RESERVES - INTEREST	\$0.00	\$9,938.10	\$9,938.10
02920 RESERVES - DEFERRED MAINT	\$0.00	\$69,336.47	\$69,336.47
02929 RESERVE-HURRICANE IAN EXPENSES	\$0.00	(\$158,493.48)	(\$158,493.48)
Reserves Total	\$0.00	(\$28,712.20)	(\$28,712.20)
Members Equity			
02950 PRIOR YEAR / SURPLUS (DEFICIT)	\$582,773.51	\$0.00	\$582,773.51
02951 PRIOR PERIOD ADJUSTMENTS	\$8,450.00	\$0.00	\$8,450.00
Members Equity Total	\$591,223.51	\$0.00	\$591,223.51
Current Year Net Income/(Loss)	(\$61,549.27)	\$0.00	(\$61,549.27)
Total Equity:	\$529,674.24	(\$28,712.20)	\$500,962.04

Account	Operating	Reserves	Total
Total Liabilities & Equity	\$538,089.24	\$7,537.79	\$545,627.03

KELLY GREENS TERRACE VII COA INC
INCOME STATEMENT
Start: 06/01/2026 | End: 06/30/2026
Income

Run Date: 07/09/2026
Run Time: 01:07 PM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
03010 MAINTENANCE FEES	12,750.00	12,750.00	0.00	76,500.00	76,500.00	0.00	153,000.00
03030 OTHER INCOME	0.00	0.00	0.00	781.05	0.00	781.05	0.00
03045 INSURANCE PROCEEDS	0.00	0.00	0.00	24,863.60	0.00	24,863.60	0.00
03120 INTEREST INCOME	532.63	0.00	532.63	3,175.63	0.00	3,175.63	0.00
Income Total	13,282.63	12,750.00	532.63	105,320.28	76,500.00	28,820.28	153,000.00
Total Income	13,282.63	12,750.00	532.63	105,320.28	76,500.00	28,820.28	153,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GENERAL & ADMINISTRATIVE							
04004 CONDO STATE FEE	0.00	10.00	10.00	0.00	60.00	60.00	120.00
04005 CORP ANNUAL REPORT	0.00	5.10	5.10	0.00	30.60	30.60	61.25
04006 LEGAL / PROFESSIONAL FEES	1,715.50	41.67	(1,673.83)	6,599.50	250.02	(6,349.48)	500.00
04007 TAXES/TAX PREP	0.00	17.91	17.91	215.00	107.46	(107.54)	215.00
04008 PERMITS	0.00	6.25	6.25	0.00	37.50	37.50	75.00
04015 OFFICE / POSTAGE / SUPPLIES	25.21	100.00	74.79	364.97	600.00	235.03	1,200.00
04060 MANAGEMENT FEE	650.00	650.00	0.00	3,900.00	3,900.00	0.00	7,800.00
04070 COMMUNITY ASSESSMENT	2,333.33	2,333.33	0.00	14,066.65	13,999.98	(66.67)	28,000.00
04090 INSURANCE - LIAB / PKG / WIND	46,928.76	3,750.00	(43,178.76)	47,420.76	22,500.00	(24,920.76)	45,000.00
04093 INSURANCE - FLOOD	0.00	1,041.67	1,041.67	12,876.00	6,250.02	(6,625.98)	12,500.00
GENERAL & ADMINISTRATIVE Total	51,652.80	7,955.93	(43,696.87)	85,442.88	47,735.58	(37,707.30)	95,471.25

BUILDING

04210 MAINTENANCE REPAIRS	0.00	416.67	416.67	9,782.02	2,500.02	(7,282.00)	5,000.00
04240 JANITORIAL CONTRACT	200.00	283.00	83.00	1,283.00	1,698.00	415.00	3,396.00
04250 ELEVATOR CONTRACT / INSPECT	263.00	208.33	(54.67)	2,002.00	1,249.98	(752.02)	2,500.00
04252 ELEVATOR PHONE	0.00	66.67	66.67	469.66	400.02	(69.64)	800.00
04255 FIRE/SECURITY MONITOR MAINT	0.00	41.67	41.67	1,350.34	250.02	(1,100.32)	500.00
04290 PEST CONTROL / INTERNAL	360.00	125.00	(235.00)	720.00	750.00	30.00	1,500.00
BUILDING Total	823.00	1,141.34	318.34	15,607.02	6,848.04	(8,758.98)	13,696.00

GROUNDS

04305 LANDSCAPE CONTRACT	540.00	490.00	(50.00)	3,240.00	2,940.00	(300.00)	5,880.00
04310 LANDSCAPE IMPROVEMENT	0.00	166.67	166.67	11,544.00	1,000.02	(10,543.98)	2,000.00
04311 MULCH	0.00	166.67	166.67	2,665.75	1,000.02	(1,665.73)	2,000.00
04340 IRRIGATION CONTRACT	160.00	160.00	0.00	1,219.09	960.00	(259.09)	1,920.00
04341 IRRIGATION REPAIRS	208.87	41.67	(167.20)	814.64	250.02	(564.62)	500.00
04380 PEST / WEED EXTERIOR	0.00	160.00	160.00	390.00	960.00	570.00	1,920.00
04390 TREE TRIMMING	0.00	25.00	25.00	105.00	150.00	45.00	300.00
GROUNDS Total	908.87	1,210.01	301.14	19,978.48	7,260.06	(12,718.42)	14,520.00

UTILITIES

04601 ELECTRIC	143.87	83.33	(60.54)	656.33	499.98	(156.35)	1,000.00
04610 WATER/SEWER	1,247.86	1,125.00	(122.86)	8,452.32	6,750.00	(1,702.32)	13,500.00
04640 TRASH	639.68	350.00	(289.68)	4,075.38	2,100.00	(1,975.38)	4,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
UTILITIES Total	2,031.41	1,558.33	(473.08)	13,184.03	9,349.98	(3,834.05)	18,700.00
PROJECTS							
04827 PAVER PROJECT	0.00	0.00	0.00	6,600.00	0.00	(6,600.00)	0.00
04831 PAVING PROJECT	0.00	0.00	0.00	20,800.00	0.00	(20,800.00)	0.00
PROJECTS Total	0.00	0.00	0.00	27,400.00	0.00	(27,400.00)	0.00
RESERVES / CONTINGENCY							
04901 CONTINGENCY	0.00	8.21	8.21	0.00	49.26	49.26	98.52
04920 GENERAL RESERVES	876.19	876.19	0.00	5,257.14	5,257.14	0.00	10,514.23
RESERVES / CONTINGENCY Total	876.19	884.40	8.21	5,257.14	5,306.40	49.26	10,612.75
Total Expense	56,292.27	12,750.01	(43,542.26)	166,869.55	76,500.06	(90,369.49)	153,000.00
Net Income	(43,009.64)	(0.01)	(43,009.63)	(61,549.27)	(0.06)	(61,549.21)	0.00

KELLY GREENS TERRACE VII COA INC

Run Date: 07/09/2026
Run Time: 01:07 PM

PREPAID OWNERS

As of: 06/30/2026

Owner	Address	Account #	Lot #		Prepaid Balance
FRED R & THERESA A NUXOLL	12170 KELLY SANDS WAY 704	704	704	PP - General	\$1,275.00
				Total	\$1,275.00
JOHN HEITMAN	12170 KELLY SANDS WAY 710	710	710	PP - General	\$1,275.00
				Total	\$1,275.00
JORDEN RENEE FALKER	12170 KELLY SANDS WAY 714	714	714	PP - General	\$1,275.00
				Total	\$1,275.00
REDDY KUMAR TTEE	12170 KELLY SANDS WAY 717	717	717	PP - General	\$75.00
				Total	\$75.00
REX & PAMELA NICHOLS	12170 KELLY SANDS WAY 722	722	722	PP - General	\$950.00
				Total	\$950.00
NAPPO PROPERTY, LLC	12170 KELLY SANDS WAY 725	725	725	PP - General	\$1,275.00
				Total	\$1,275.00
DONALD & DIANE OLENIK	12170 KELLY SANDS WAY 728	728	728	PP - General	\$1,750.00
				Total	\$1,750.00
				PP - General	\$7,875.00
				Total	\$7,875.00

Aged Open Items

KELLY GREENS TERRACE VII COA INC

As of: 06/30/2026

Run Date: 07/09/2026

Run Time: 01:07 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
507591	GMSWF-GROUNDS MASTER OF SW FL INC 04305 LANDSCAPE CONTRACT	16343	6/19/2026	\$540.00	\$0.00	\$0.00	\$0.00
Total				\$540.00	\$0.00	\$0.00	\$0.00

Grand Total \$540.00

KELLY GREENS TERRACE VII COA INC

CHECK REGISTER - DETAILED

START: 06/01/2026 | END: 06/30/2026

Run Date: 07/09/2026
Run Time: 01:07 PM

Date	Check	Vendor	Reference	Amount
FIRST HORIZON BANK OPERATING-FIRST HORIZON-3430				
06/10/2026	100214	AWS - AUTOMATED WATER SYSTEMS INC	May	\$368.87
06/10/2026	Inv: 42401	Acct: 04340 - 000 - IRRIGATION CONTRACT	May	\$160.00
06/10/2026	Inv: 42401	Acct: 04341 - 000 - IRRIGATION REPAIRS	May	\$208.87
06/10/2026	100215	TA - TOWNSEND APPRAISALS INC	App Update	\$360.00
06/02/2026	Inv: 060226-1250-IU	Acct: 04090 - 000 - INSURANCE - LIAB /...	App Update	\$360.00
06/10/2026	100216	NEWELLPM - NEWELL PROPERTY MANAGEMENT	May - Admin	\$25.21
06/10/2026	Inv: SPM-00000686	Acct: 04015 - 000 - OFFICE / POSTAGE /...	May - Admin	\$25.21
06/10/2026	100217	EXTERM - THE EXTERMINATOR	3rd Qtr	\$75.00
06/04/2026	Inv: 14541	Acct: 04290 - 000 - PEST CONTROL / INT...	3rd Qtr	\$75.00
06/10/2026	100218	GENELE - GENERAL ELEVATOR SOLUTIO...	June	\$188.00
06/01/2026	Inv: 52252	Acct: 04250 - 000 - ELEVATOR CONTRACT ...	June	\$188.00
06/10/2026	100219	PROPERTYR - PROPERTY RESCUE LLC	June	\$200.00
06/01/2026	Inv: 072309	Acct: 04240 - 000 - JANITORIAL CONTRACT	June	\$200.00
06/10/2026	100220	PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$1,715.50
06/03/2026	Inv: 5013	Acct: 04006 - 000 - LEGAL / PROFESSION...	Legal	\$1,715.50
06/09/2026	100213	EXTERM - THE EXTERMINATOR	3rd Qtr	\$285.00
06/09/2026	Inv: 14403	Acct: 04290 - 000 - PEST CONTROL / INT...	3rd Qtr	\$285.00
06/03/2026	300058	FPL - FPL	12170	\$143.87
06/06/2026	Inv: 052626-5346	Acct: 04601 - 000 - ELECTRIC	12170	\$143.87
06/03/2026	300059	WASTE - WM CORPORATE SERVICES INC	12170	\$639.68

Date	Check	Vendor	Reference	Amount
06/25/2026	Inv: 0211159-4028-6	Acct: 04640 - 000 - TRASH	12170	\$639.68
06/03/2026	ACH PAYMENT	DOBPR - DEPT OF BUSINESS & PROFES...		\$75.00
06/03/2026	Inv: 060326	Acct: 04250 - 000 - ELEVATOR CONTRACT ...		\$75.00
06/02/2026	100212	NEWELLPM - NEWELL PROPERTY MANAGEMENT	June - Mgt. Fee	\$650.00
06/01/2026	Inv: SPM-00000500	Acct: 04060 - 000 - MANAGEMENT FEE	June - Mgt. Fee	\$650.00
06/02/2026	1139	ALLIANT - ALLIANT INSURANCE SERVI...	PACKAGE - POLICY TLUCAP503074-01	\$8,997.45
06/02/2026	Inv: 3552480	Acct: 04090 - 000 - INSURANCE - LIAB /...	PACKAGE - POLICY TLUCAP503074-01	\$8,997.45
06/02/2026	1140	CRESTWELL - CRESTWELL UNDERWRITER...	POLICY CRMIC-CRES0000118-00 - PRO...	\$37,571.31
06/02/2026	Inv: CRMIC- CRES0000118-00	Acct: 04090 - 000 - INSURANCE - LIAB /...	POLICY CRMIC-CRES0000118-00 - PROPERTY	\$37,571.31
06/01/2026	300057	LCU - LEE COUNTY UTILITIES	12170	\$1,247.86
06/09/2026	Inv: 052026-44-8	Acct: 04610 - 000 - WATER/SEWER	12170	\$1,247.86
06/01/2026	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$2,333.33
06/01/2026	Inv: MONTHLY M-2026-06	Acct: 04070 - 000 - COMMUNITY ASSESSMENT	MONTHLY MASTER FEE	\$2,333.33

Sub-Total: \$54,876.08

Sub-Total Checks: 16

Total: \$54,876.08

Total Checks: 16

KELLY GREENS TERRACE VII COA INC

Run Date: 07/09/2026

Run Time: 01:07 PM

GENERAL LEDGER DETAIL

As of: Start: 06/01/2026 | End: 06/30/2026

Account				Balance Forward	Debits	Credits	Ending Balance
01001 OPERATING-FIRST HORIZON-3430				\$256,430.41	\$8,925.00	\$54,876.08	\$210,479.33
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/1/2026	AP 503577 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$0.00	\$2,333.33	
6/1/2026	AP 503904 - External Check	300057	LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,247.86	
6/2/2026	AP 504082 - Print Check	1139	ALLIANT - ALLIANT INSURANCE SERVICES INC	PACKAGE - POLICY TLUCAP503074-01	\$0.00	\$8,997.45	
6/2/2026	AP 504082 - Print Check	1140	CRESTWELL - CRESTWELL UNDERWRITERS LLC	POLICY CRMIC-CRES0000118-00 - PROPERTY	\$0.00	\$37,571.31	
6/2/2026	AR 504175 - Cash Receipts - Manual	885037			\$1,275.00	\$0.00	
6/2/2026	AP 504261 - External Check	100212	NEWELLPM - NEWELL PROPERTY MANAGEMENT	June - Mgt. Fee	\$0.00	\$650.00	
6/3/2026	AP 504528 - External Check	300058	FPL - FPL	12170	\$0.00	\$143.87	
6/3/2026	AP 504529 - External Check	300059	WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$639.68	
6/3/2026	AP 506134 - Hand Written Check	ACH PAYMENT	DOBPR - DEPT OF BUSINESS & PROFESSIONAL REGULATION		\$0.00	\$75.00	
6/8/2026	AR 505213 - Cash Receipts - Lockbox	0000000471			\$1,275.00	\$0.00	
6/9/2026	AP 505398 - External Check	100213	EXTERM - THE EXTERMINATOR	3rd Qtr	\$0.00	\$285.00	
6/10/2026	AP 505594 - External Check	100214	AWS - AUTOMATED WATER SYSTEMS INC	May	\$0.00	\$368.87	
6/10/2026	AP 505595 - External Check	100215	TA - TOWNSEND APPRAISALS INC	App Update	\$0.00	\$360.00	
6/10/2026	AP 505596 - External Check	100216	NEWELLPM - NEWELL PROPERTY MANAGEMENT	May - Admin	\$0.00	\$25.21	
6/10/2026	AP 505597 - External Check	100217	EXTERM - THE EXTERMINATOR	3rd Qtr	\$0.00	\$75.00	
6/10/2026	AP 505598 - External Check	100218	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	June	\$0.00	\$188.00	
6/10/2026	AP 505599 - External Check	100219	PROPERTYR - PROPERTY RESCUE LLC	June	\$0.00	\$200.00	
6/10/2026	AP 505600 - External Check	100220	PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$0.00	\$1,715.50	
6/15/2026	AR 505918 - Cash Receipts - Lockbox	0000075015			\$2,550.00	\$0.00	
6/24/2026	AR 506679 - Cash Receipts - Lockbox	0000000246			\$1,275.00	\$0.00	
6/29/2026	AR 507218 - Cash Receipts - Manual	5799			\$1,275.00	\$0.00	
6/29/2026	AR 507290 - Cash Receipts - Lockbox	0000002054			\$1,275.00	\$0.00	
01003 SANIBEL CAPTIVA 9969 OP				\$287,756.59	\$532.63	\$0.00	\$288,289.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/30/2026	GL 508657 - Journal Entry		RECORD INTEREST FOR ACCT 9969	RECORD INTEREST FOR ACCT 9969	\$532.63	\$0.00	
01005 RESERVE-FIRST HORIZON-3416				\$7,536.56	\$1.23	\$0.00	\$7,537.79
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/30/2026	GL 507764 - Misc Deposit			JUNE RES INTEREST	\$1.23	\$0.00	
01060 DUE FROM RESERVES				\$37,126.18	\$0.00	\$876.19	\$36,249.99
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
6/18/2026	GL 506175 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$876.19	
01150 ACCOUNTS RECEIVABLE				\$5,620.70	\$0.00	\$2,550.00	\$3,070.70
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/2/2026	AR 504175 - Cash Receipts - Manual	885037			\$0.00	\$1,275.00	
6/15/2026	AR 505918 - Cash Receipts - Lockbox	0000075015			\$0.00	\$1,275.00	
02010 ACCOUNTS PAYABLE				\$0.00	\$52,467.75	\$53,007.75	(\$540.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/1/2026	AP 503902 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	June - Mgt. Fee	\$0.00	\$650.00	
6/1/2026	AP 503904 - External Check	300057	LCU - LEE COUNTY UTILITIES	12170	\$1,247.86	\$0.00	
6/1/2026	AP 505393 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	June	\$0.00	\$188.00	
6/1/2026	AP 505394 - Enter Bill		PROPERTYR - PROPERTY RESCUE LLC	June	\$0.00	\$200.00	
6/2/2026	AP 503629 - Enter Bill		ALLIANT - ALLIANT INSURANCE SERVICES INC	PACKAGE - POLICY TLUCAP503074-01	\$0.00	\$8,997.45	
6/2/2026	AP 503670 - Enter Bill		CRESTWELL - CRESTWELL UNDERWRITERS LLC	POLICY CRMIC-CRES0000118-00 - PROPERTY	\$0.00	\$37,571.31	
6/2/2026	AP 504082 - Print Check	1139	ALLIANT - ALLIANT INSURANCE SERVICES INC	PACKAGE - POLICY TLUCAP503074-01	\$8,997.45	\$0.00	
6/2/2026	AP 504082 - Print Check	1140	CRESTWELL - CRESTWELL UNDERWRITERS LLC	POLICY CRMIC-CRES0000118-00 - PROPERTY	\$37,571.31	\$0.00	
6/2/2026	AP 504261 - External Check	100212	NEWELLPM - NEWELL PROPERTY MANAGEMENT	June - Mgt. Fee	\$650.00	\$0.00	
6/2/2026	AP 505397 - Enter Bill		TA - TOWNSEND APPRAISALS INC	App Update	\$0.00	\$360.00	
6/3/2026	AP 504528 - External Check	300058	FPL - FPL	12170	\$143.87	\$0.00	
6/3/2026	AP 504529 - External Check	300059	WASTE - WM CORPORATE SERVICES INC	12170	\$639.68	\$0.00	
6/3/2026	AP 505391 - Enter Bill		PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$0.00	\$1,715.50	
6/4/2026	AP 505395 - Enter Bill		EXTERM - THE EXTERMINATOR	3rd Qtr	\$0.00	\$75.00	
6/6/2026	AP 504526 - Enter Bill		FPL - FPL	12170	\$0.00	\$143.87	
6/9/2026	AP 493845 - Enter Bill		EXTERM - THE EXTERMINATOR	3rd Qtr	\$0.00	\$285.00	
6/9/2026	AP 503903 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,247.86	
6/9/2026	AP 505398 - External Check	100213	EXTERM - THE EXTERMINATOR	3rd Qtr	\$285.00	\$0.00	
6/10/2026	AP 505392 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	May - Admin	\$0.00	\$25.21	
6/10/2026	AP 505396 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	May	\$0.00	\$368.87	
6/10/2026	AP 505594 - External Check	100214	AWS - AUTOMATED WATER SYSTEMS INC	May	\$368.87	\$0.00	
6/10/2026	AP 505595 - External Check	100215	TA - TOWNSEND APPRAISALS INC	App Update	\$360.00	\$0.00	
6/10/2026	AP 505596 - External Check	100216	NEWELLPM - NEWELL PROPERTY MANAGEMENT	May - Admin	\$25.21	\$0.00	
6/10/2026	AP 505597 - External Check	100217	EXTERM - THE EXTERMINATOR	3rd Qtr	\$75.00	\$0.00	
6/10/2026	AP 505598 - External Check	100218	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	June	\$188.00	\$0.00	
6/10/2026	AP 505599 - External Check	100219	PROPERTYR - PROPERTY RESCUE LLC	June	\$200.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
6/10/2026	AP 505600 - External Check	100220	PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$1,715.50	\$0.00	
6/19/2026	AP 507591 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	June	\$0.00	\$540.00	
6/25/2026	AP 504527 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$639.68	
02050 DUE TO OPERATING				(\$37,126.18)	\$876.19	\$0.00	(\$36,249.99)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/18/2026	GL 506175 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
02140 PREPAID OWNERS FEES				(\$1,500.00)	\$0.00	\$6,375.00	(\$7,875.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/8/2026	AR 505213 - Cash Receipts - Lockbox	0000000471			\$0.00	\$1,275.00	
6/15/2026	AR 505918 - Cash Receipts - Lockbox	0000075015			\$0.00	\$1,275.00	
6/24/2026	AR 506679 - Cash Receipts - Lockbox	0000000246			\$0.00	\$1,275.00	
6/29/2026	AR 507218 - Cash Receipts - Manual	5799			\$0.00	\$1,275.00	
6/29/2026	AR 507290 - Cash Receipts - Lockbox	0000002054			\$0.00	\$1,275.00	
02150 DEFERRED MAINTENANCE FEES				(\$12,750.00)	\$12,750.00	\$0.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/18/2026	GL 506173 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$12,750.00	\$0.00	
02901 RESERVES - PAINTING				(\$11,600.20)	\$0.00	\$0.00	(\$11,600.20)
02905 RESERVES - PAVING				(\$1,049.59)	\$0.00	\$53.65	(\$1,103.24)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/18/2026	GL 506175 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$53.65	
02906 RESERVES - PAVING RESEAL				(\$1,000.08)	\$0.00	\$0.00	(\$1,000.08)
02910 RESERVES - ROOF				(\$5,572.45)	\$0.00	\$628.98	(\$6,201.43)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/18/2026	GL 506175 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$628.98	
02911 RESERVES - ELEVATOR				(\$100.00)	\$0.00	\$0.00	(\$100.00)
02912 RESERVES - A/C LINE REPL				(\$149.96)	\$0.00	\$0.00	(\$149.96)
02913 RESERVES - CARPORTS				(\$24,158.24)	\$0.00	\$193.56	(\$24,351.80)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/18/2026	GL 506175 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$193.56	
02914 RESERVES - LANAI RENOVATION				(\$6,000.00)	\$0.00	\$0.00	(\$6,000.00)
02919 RESERVES - INTEREST				(\$9,936.87)	\$0.00	\$1.23	(\$9,938.10)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/30/2026	GL 507764 - Misc Deposit			JUNE RES INTEREST	\$0.00	\$1.23	
02920 RESERVES - DEFERRED MAINT				(\$69,336.47)	\$0.00	\$0.00	(\$69,336.47)
02929 RESERVE-HURRICANE IAN EXPENSES				\$158,493.48	\$0.00	\$0.00	\$158,493.48
02950 PRIOR YEAR / SURPLUS (DEFICIT)				(\$582,773.51)	\$0.00	\$0.00	(\$582,773.51)
02951 PRIOR PERIOD ADJUSTMENTS				(\$8,450.00)	\$0.00	\$0.00	(\$8,450.00)

Account				Balance Forward	Debits	Credits	Ending Balance
03010 MAINTENANCE FEES				(\$63,750.00)	\$0.00	\$12,750.00	(\$76,500.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/18/2026	GL 506173 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$0.00	\$12,750.00	
03030 OTHER INCOME				(\$781.05)	\$0.00	\$0.00	(\$781.05)
03045 INSURANCE PROCEEDS				(\$24,863.60)	\$0.00	\$0.00	(\$24,863.60)
03120 INTEREST INCOME				(\$2,643.00)	\$0.00	\$532.63	(\$3,175.63)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/30/2026	GL 508657 - Journal Entry		RECORD INTEREST FOR ACCT 9969	RECORD INTEREST FOR ACCT 9969	\$0.00	\$532.63	
04006 LEGAL / PROFESSIONAL FEES				\$4,884.00	\$1,715.50	\$0.00	\$6,599.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/3/2026	AP 505391 - Enter Bill		PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$1,715.50	\$0.00	
04007 TAXES/TAX PREP				\$215.00	\$0.00	\$0.00	\$215.00
04015 OFFICE / POSTAGE / SUPPLIES				\$339.76	\$25.21	\$0.00	\$364.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/10/2026	AP 505392 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	May - Admin	\$25.21	\$0.00	
04060 MANAGEMENT FEE				\$3,250.00	\$650.00	\$0.00	\$3,900.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/1/2026	AP 503902 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	June - Mgt. Fee	\$650.00	\$0.00	
04070 COMMUNITY ASSESSMENT				\$11,733.32	\$2,333.33	\$0.00	\$14,066.65
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/1/2026	AP 503577 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$2,333.33	\$0.00	
04090 INSURANCE - LIAB / PKG / WIND				\$492.00	\$46,928.76	\$0.00	\$47,420.76
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/2/2026	AP 503629 - Enter Bill		ALLIANT - ALLIANT INSURANCE SERVICES INC	PACKAGE - POLICY TLUCAP503074-01	\$8,997.45	\$0.00	
6/2/2026	AP 503670 - Enter Bill		CRESTWELL - CRESTWELL UNDERWRITERS LLC	POLICY CRMIC-CRES0000118-00 - PROPERTY	\$37,571.31	\$0.00	
6/2/2026	AP 505397 - Enter Bill		TA - TOWNSEND APPRAISALS INC	App Update	\$360.00	\$0.00	
04093 INSURANCE - FLOOD				\$12,876.00	\$0.00	\$0.00	\$12,876.00
04210 MAINTENANCE REPAIRS				\$9,782.02	\$0.00	\$0.00	\$9,782.02
04240 JANITORIAL CONTRACT				\$1,083.00	\$200.00	\$0.00	\$1,283.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/1/2026	AP 505394 - Enter Bill		PROPERTYR - PROPERTY RESCUE LLC	June	\$200.00	\$0.00	
04250 ELEVATOR CONTRACT / INSPECT				\$1,739.00	\$263.00	\$0.00	\$2,002.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/1/2026	AP 505393 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	June	\$188.00	\$0.00	
6/3/2026	AP 506134 - Hand Written Check	ACH PAYMENT	DOBPR - DEPT OF BUSINESS & PROFESSIONAL REGULATION		\$75.00	\$0.00	
04252 ELEVATOR PHONE				\$469.66	\$0.00	\$0.00	\$469.66
04255 FIRE/SECURITY MONITOR MAINT				\$1,350.34	\$0.00	\$0.00	\$1,350.34
04290 PEST CONTROL / INTERNAL				\$360.00	\$360.00	\$0.00	\$720.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/4/2026	AP 505395 - Enter		EXTERM - THE EXTERMINATOR	3rd Qtr	\$75.00	\$0.00	

Account			Balance Forward		Debits	Credits	Ending Balance
6/9/2026	Bill						
	AP 493845 - Enter		EXTERM - THE EXTERMINATOR		3rd Qtr	\$285.00	\$0.00
Bill							
04305 LANDSCAPE CONTRACT			\$2,700.00		\$540.00	\$0.00	\$3,240.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/19/2026	AP 507591 - Enter		GMSWF - GROUNDS MASTER OF SW FL INC	June	\$540.00	\$0.00	
Bill							
04310 LANDSCAPE IMPROVEMENT			\$11,544.00		\$0.00	\$0.00	\$11,544.00
04311 MULCH			\$2,665.75		\$0.00	\$0.00	\$2,665.75
04340 IRRIGATION CONTRACT			\$1,059.09		\$160.00	\$0.00	\$1,219.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/10/2026	AP 505396 - Enter		AWS - AUTOMATED WATER SYSTEMS INC	May	\$160.00	\$0.00	
Bill							
04341 IRRIGATION REPAIRS			\$605.77		\$208.87	\$0.00	\$814.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/10/2026	AP 505396 - Enter		AWS - AUTOMATED WATER SYSTEMS INC	May	\$208.87	\$0.00	
Bill							
04380 PEST / WEED EXTERIOR			\$390.00		\$0.00	\$0.00	\$390.00
04390 TREE TRIMMING			\$105.00		\$0.00	\$0.00	\$105.00
04601 ELECTRIC			\$512.46		\$143.87	\$0.00	\$656.33
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/6/2026	AP 504526 - Enter		FPL - FPL	12170	\$143.87	\$0.00	
Bill							
04610 WATER/SEWER			\$7,204.46		\$1,247.86	\$0.00	\$8,452.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/9/2026	AP 503903 - Enter		LCU - LEE COUNTY UTILITIES	12170	\$1,247.86	\$0.00	
Bill							
04640 TRASH			\$3,435.70		\$639.68	\$0.00	\$4,075.38
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/25/2026	AP 504527 - Enter		WASTE - WM CORPORATE SERVICES INC	12170	\$639.68	\$0.00	
Bill							
04827 PAVER PROJECT			\$6,600.00		\$0.00	\$0.00	\$6,600.00
04831 PAVING PROJECT			\$20,800.00		\$0.00	\$0.00	\$20,800.00
04920 GENERAL RESERVES			\$4,380.95		\$876.19	\$0.00	\$5,257.14
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/18/2026	GL 506175 - Journal		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
Entry							
09999 YEAR END SURPLUS			\$329,639.85		\$0.00	\$0.00	\$329,639.85
Total:			\$329,639.85		\$131,845.07	\$131,845.07	\$329,639.85

KELLY GREENS TERRACE VII COA INC

FUND BALANCE SHEET

As of: 07/31/2026

Assets

Account Asset	Operating	Reserves	Total
01001 OPERATING-FIRST HORIZON-3430	\$224,127.33	\$0.00	\$224,127.33
01003 SANIBEL CAPTIVA 9969 OP	\$288,840.64	\$0.00	\$288,840.64
01005 RESERVE-FIRST HORIZON-3416	\$0.00	\$10,167.78	\$10,167.78
01060 DUE FROM RESERVES	\$38,002.36	\$0.00	\$38,002.36
01150 ACCOUNTS RECEIVABLE	\$9,435.35	\$0.00	\$9,435.35
Asset Total	\$560,405.68	\$10,167.78	\$570,573.46
Total Assets:	\$560,405.68	\$10,167.78	\$570,573.46

Liabilities

Account Liability	Operating	Reserves	Total
02050 DUE TO OPERATING	\$0.00	\$38,002.36	\$38,002.36
02140 PREPAID OWNERS FEES	\$475.00	\$0.00	\$475.00
02150 DEFERRED MAINTENANCE FEES	\$25,500.00	\$0.00	\$25,500.00
Liability Total	\$25,975.00	\$38,002.36	\$63,977.36
Total Liabilities:	\$25,975.00	\$38,002.36	\$63,977.36

Equity

Account Reserves	Operating	Reserves	Total
02901 RESERVES - PAINTING	\$0.00	\$11,600.20	\$11,600.20
02905 RESERVES - PAVING	\$0.00	\$1,156.89	\$1,156.89
02906 RESERVES - PAVING RESEAL	\$0.00	\$1,000.08	\$1,000.08
02910 RESERVES - ROOF	\$0.00	\$6,830.41	\$6,830.41
02911 RESERVES - ELEVATOR	\$0.00	\$100.00	\$100.00
02912 RESERVES - A/C LINE REPL	\$0.00	\$149.96	\$149.96
02913 RESERVES - CARPORTS	\$0.00	\$24,545.36	\$24,545.36
02914 RESERVES - LANAI RENOVATION	\$0.00	\$6,000.00	\$6,000.00
02919 RESERVES - INTEREST	\$0.00	\$9,939.53	\$9,939.53
02920 RESERVES - DEFERRED MAINT	\$0.00	\$69,336.47	\$69,336.47
02929 RESERVE-HURRICANE IAN EXPENSES	\$0.00	(\$158,493.48)	(\$158,493.48)
Reserves Total	\$0.00	(\$27,834.58)	(\$27,834.58)
Members Equity			
02950 PRIOR YEAR / SURPLUS (DEFICIT)	\$582,773.51	\$0.00	\$582,773.51
02951 PRIOR PERIOD ADJUSTMENTS	\$8,450.00	\$0.00	\$8,450.00
Members Equity Total	\$591,223.51	\$0.00	\$591,223.51
Current Year Net Income/(Loss)	(\$56,792.83)	\$0.00	(\$56,792.83)
Total Equity:	\$534,430.68	(\$27,834.58)	\$506,596.10

Account	Operating	Reserves	Total
Total Liabilities & Equity	\$560,405.68	\$10,167.78	\$570,573.46

KELLY GREENS TERRACE VII COA INC

INCOME STATEMENT

Start: 07/01/2026 | End: 07/31/2026

Income

Run Date: 08/07/2026
Run Time: 02:44 PM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
03010 MAINTENANCE FEES	12,750.00	12,750.00	0.00	89,250.00	89,250.00	0.00	153,000.00
03030 OTHER INCOME	0.00	0.00	0.00	781.05	0.00	781.05	0.00
03045 INSURANCE PROCEEDS	0.00	0.00	0.00	24,863.60	0.00	24,863.60	0.00
03120 INTEREST INCOME	551.42	0.00	551.42	3,727.05	0.00	3,727.05	0.00
Income Total	13,301.42	12,750.00	551.42	118,621.70	89,250.00	29,371.70	153,000.00
Total Income	13,301.42	12,750.00	551.42	118,621.70	89,250.00	29,371.70	153,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GENERAL & ADMINISTRATIVE							
04004 CONDO STATE FEE	0.00	10.00	10.00	0.00	70.00	70.00	120.00
04005 CORP ANNUAL REPORT	0.00	5.10	5.10	0.00	35.70	35.70	61.25
04006 LEGAL / PROFESSIONAL FEES	0.00	41.67	41.67	6,599.50	291.69	(6,307.81)	500.00
04007 TAXES/TAX PREP	0.00	17.91	17.91	215.00	125.37	(89.63)	215.00
04008 PERMITS	0.00	6.25	6.25	0.00	43.75	43.75	75.00
04015 OFFICE / POSTAGE / SUPPLIES	30.18	100.00	69.82	395.15	700.00	304.85	1,200.00
04060 MANAGEMENT FEE	650.00	650.00	0.00	4,550.00	4,550.00	0.00	7,800.00
04070 COMMUNITY ASSESSMENT	2,733.35	2,333.33	(400.02)	16,800.00	16,333.31	(466.69)	28,000.00
04090 INSURANCE - LIAB / PKG / WIND	(25.00)	3,750.00	3,775.00	47,395.76	26,250.00	(21,145.76)	45,000.00
04093 INSURANCE - FLOOD	0.00	1,041.67	1,041.67	12,876.00	7,291.69	(5,584.31)	12,500.00
GENERAL & ADMINISTRATIVE Total	3,388.53	7,955.93	4,567.40	88,831.41	55,691.51	(33,139.90)	95,471.25
BUILDING							
04210 MAINTENANCE REPAIRS	0.00	416.67	416.67	9,782.02	2,916.69	(6,865.33)	5,000.00
04240 JANITORIAL CONTRACT	200.00	283.00	83.00	1,483.00	1,981.00	498.00	3,396.00
04250 ELEVATOR CONTRACT / INSPECT	188.00	208.33	20.33	2,190.00	1,458.31	(731.69)	2,500.00
04252 ELEVATOR PHONE	234.83	66.67	(168.16)	704.49	466.69	(237.80)	800.00
04255 FIRE/SECURITY MONITOR MAINT	0.00	41.67	41.67	1,350.34	291.69	(1,058.65)	500.00
04290 PEST CONTROL / INTERNAL	0.00	125.00	125.00	720.00	875.00	155.00	1,500.00
BUILDING Total	622.83	1,141.34	518.51	16,229.85	7,989.38	(8,240.47)	13,696.00
GROUNDS							
04305 LANDSCAPE CONTRACT	540.00	490.00	(50.00)	3,780.00	3,430.00	(350.00)	5,880.00
04310 LANDSCAPE IMPROVEMENT	956.25	166.67	(789.58)	12,500.25	1,166.69	(11,333.56)	2,000.00
04311 MULCH	0.00	166.67	166.67	2,665.75	1,166.69	(1,499.06)	2,000.00
04340 IRRIGATION CONTRACT	160.00	160.00	0.00	1,379.09	1,120.00	(259.09)	1,920.00
04341 IRRIGATION REPAIRS	91.25	41.67	(49.58)	905.89	291.69	(614.20)	500.00
04380 PEST / WEED EXTERIOR	0.00	160.00	160.00	390.00	1,120.00	730.00	1,920.00
04390 TREE TRIMMING	0.00	25.00	25.00	105.00	175.00	70.00	300.00
GROUNDS Total	1,747.50	1,210.01	(537.49)	21,725.98	8,470.07	(13,255.91)	14,520.00
UTILITIES							
04601 ELECTRIC	148.78	83.33	(65.45)	805.11	583.31	(221.80)	1,000.00
04610 WATER/SEWER	1,121.47	1,125.00	3.53	9,573.79	7,875.00	(1,698.79)	13,500.00
04640 TRASH	639.68	350.00	(289.68)	4,715.06	2,450.00	(2,265.06)	4,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
UTILITIES Total	1,909.93	1,558.33	(351.60)	15,093.96	10,908.31	(4,185.65)	18,700.00
PROJECTS							
04827 PAVER PROJECT	0.00	0.00	0.00	6,600.00	0.00	(6,600.00)	0.00
04831 PAVING PROJECT	0.00	0.00	0.00	20,800.00	0.00	(20,800.00)	0.00
PROJECTS Total	0.00	0.00	0.00	27,400.00	0.00	(27,400.00)	0.00
RESERVES / CONTINGENCY							
04901 CONTINGENCY	0.00	8.21	8.21	0.00	57.47	57.47	98.52
04920 GENERAL RESERVES	876.19	876.19	0.00	6,133.33	6,133.33	0.00	10,514.23
RESERVES / CONTINGENCY Total	876.19	884.40	8.21	6,133.33	6,190.80	57.47	10,612.75
Total Expense	8,544.98	12,750.01	4,205.03	175,414.53	89,250.07	(86,164.46)	153,000.00
Net Income	4,756.44	(0.01)	4,756.45	(56,792.83)	(0.07)	(56,792.76)	0.00

KELLY GREENS TERRACE VII COA INC

Run Date: 08/07/2026
Run Time: 02:44 PM

PREPAID OWNERS

As of: 07/31/2026

Owner	Address	Account #	Lot #		Prepaid Balance
DONALD & DIANE OLENIK	12170 KELLY SANDS WAY 728	728	728	PP - General	\$475.00
				Total	\$475.00
				PP - General	\$475.00
				Total	\$475.00

Aged Open Items

KELLY GREENS TERRACE VII COA INC
As of: 07/31/2026

Run Date: 08/07/2026
Run Time: 02:44 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
Total				\$0.00	\$0.00	\$0.00	\$0.00
Grand Total							\$0.00

KELLY GREENS TERRACE VII COA INC

CHECK REGISTER - DETAILED

START: 07/01/2026 | END: 07/31/2026

Run Date: 08/07/2026
Run Time: 02:44 PM

Date	Check	Vendor	Reference	Amount
FIRST HORIZON BANK OPERATING-FIRST HORIZON-3430				
07/30/2026	300062	WASTE - WM CORPORATE SERVICES INC	12170	\$639.68
07/30/2026	Inv: 0215228-4028-5	Acct: 04640 - 000 - TRASH	12170	\$639.68
07/23/2026	100227	GMSWF - GROUNDS MASTER OF SW FL INC	July	\$1,496.25
07/20/2026	Inv: 16412	Acct: 04305 - 000 - LANDSCAPE CONTRACT	July	\$540.00
07/20/2026	Inv: 16412	Acct: 04310 - 000 - LANDSCAPE IMPROVEMENT	July	\$956.25
07/21/2026	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$2,733.35
07/21/2026	Inv: 072126	Acct: 04070 - 000 - COMMUNITY ASSESSMENT	MONTHLY MASTER FEE	\$2,733.35
07/21/2026	BANK TRANSFER	KT7 - KELLY GREENS TERRACE VII	RESERVE FUNDING	\$2,628.56
07/21/2026	Inv: 072126	Acct: 04920 - 000 - GENERAL RESERVES	RESERVE FUNDING	\$2,628.56
07/10/2026	100223	GENELE - GENERAL ELEVATOR SOLUTIO...	July	\$188.00
07/01/2026	Inv: 53133	Acct: 04250 - 000 - ELEVATOR CONTRACT ...	July	\$188.00
07/10/2026	100224	PROPERTYR - PROPERTY RESCUE LLC	July	\$200.00
07/01/2026	Inv: 072344	Acct: 04240 - 000 - JANITORIAL CONTRACT	July	\$200.00
07/10/2026	100225	AWS - AUTOMATED WATER SYSTEMS INC	June	\$251.25
07/06/2026	Inv: 42492	Acct: 04340 - 000 - IRRIGATION CONTRACT	June	\$160.00
07/06/2026	Inv: 42492	Acct: 04341 - 000 - IRRIGATION REPAIRS	June	\$91.25
07/10/2026	100226	NEWELLPM - NEWELL PROPERTY MANAGEMENT	June - Admin	\$680.18
07/06/2026	Inv: NPM-00002572	Acct: 04015 - 000 - OFFICE / POSTAGE /...	June - Admin	\$30.18
07/01/2026	Inv: NPM-00002112	Acct: 04060 - 000 - MANAGEMENT FEE	July - Mgt. Fee	\$650.00

Date	Check	Vendor	Reference	Amount
07/08/2026	300061	LCU - LEE COUNTY UTILITIES	12170	\$1,121.47
07/08/2026	Inv: 061826-44-8	Acct: 04610 - 000 - WATER/SEWER	12170	\$1,121.47
07/05/2026	300060	FPL - FPL	12170	\$148.78
07/05/2026	Inv: 062426-5346	Acct: 04601 - 000 - ELECTRIC	12170	\$148.78
07/01/2026	100221	KINGSI - KINGS III OF AMERICA INC	3rd Qtr	\$234.83
07/01/2026	Inv: 3447530	Acct: 04252 - 000 - ELEVATOR PHONE	3rd Qtr	\$234.83
07/01/2026	100222	GMSWF - GROUNDS MASTER OF SW FL INC	June	\$540.00
06/19/2026	Inv: 16343	Acct: 04305 - 000 - LANDSCAPE CONTRACT	June	\$540.00
Sub-Total: \$10,862.35				
Sub-Total Checks: 12				
Total: \$10,862.35				
Total Checks: 12				

KELLY GREENS TERRACE VII COA INC

Run Date: 08/07/2026

Run Time: 02:44 PM

GENERAL LEDGER DETAIL

As of: Start: 07/01/2026 | End: 07/31/2026

Account				Balance Forward	Debits	Credits	Ending Balance
01001 OPERATING-FIRST HORIZON-3430				\$210,479.33	\$25,768.35	\$12,120.35	\$224,127.33
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2026	AP 508209 - External Check	100221	KINGSI - KINGS III OF AMERICA INC	3rd Qtr	\$0.00	\$234.83	
7/1/2026	AP 508210 - External Check	100222	GMSWF - GROUNDS MASTER OF SW FL INC	June	\$0.00	\$540.00	
7/1/2026	AR 508346 - Cash Receipts - Lockbox	0000034162			\$1,275.00	\$0.00	
7/2/2026	AR 508306 - Cash Receipts - Manual	2098			\$260.35	\$0.00	
7/2/2026	AR 508370 - Cash Receipts - Direct Debit	546976516		One Time Payment	\$2,550.00	\$0.00	
7/4/2026	AR 507929 - Cash Receipts - Direct Debit	547721386		Automated Payment for Apply Charges Batch #507927	\$11,475.00	\$0.00	
7/5/2026	AP 507595 - External Check	300060	FPL - FPL	12170	\$0.00	\$148.78	
7/6/2026	AR 508649 - Cash Receipts - Lockbox	0000007792			\$1,275.00	\$0.00	
7/8/2026	AP 507596 - External Check	300061	LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,121.47	
7/10/2026	AP 509707 - External Check	100223	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	July	\$0.00	\$188.00	
7/10/2026	AP 509708 - External Check	100224	PROPERTYR - PROPERTY RESCUE LLC	July	\$0.00	\$200.00	
7/10/2026	AP 509709 - External Check	100225	AWS - AUTOMATED WATER SYSTEMS INC	June	\$0.00	\$251.25	
7/10/2026	AP 509710 - External Check	100226	NEWELLPM - NEWELL PROPERTY MANAGEMENT	July - Mgt. Fee	\$0.00	\$680.18	
7/13/2026	GL 509960 - Journal Entry		DEPOSIT 7.13.2026	DEPOSIT 7.13.2026	\$1,258.00	\$0.00	
7/13/2026	GL 509961 - Journal Entry		CORRECT DEPOSIT 7.13.26	CORRECT DEPOSIT 7.13.26	\$0.00	\$1,258.00	
7/13/2026	AR 510075 - Cash Receipts - Lockbox	0000015986			\$1,275.00	\$0.00	
7/14/2026	AR 510154 - Cash Receipts - Lockbox	0000009484			\$1,275.00	\$0.00	
7/21/2026	AR 510702 - Cash Receipts - Direct Debit	549658346		One Time Payment	\$1,275.00	\$0.00	
7/21/2026	AR 510789 - Cash Receipts - Manual	88655884			\$1,275.00	\$0.00	
7/21/2026	AP 511352 - Hand Written Check	BANK TRANSFER	KT7 - KELLY GREENS TERRACE VII	RESERVE FUNDING	\$0.00	\$2,628.56	
7/21/2026	AP 511353 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$0.00	\$2,733.35	
7/23/2026	AP 511093 - External Check	100227	GMSWF - GROUNDS MASTER OF SW FL INC	July	\$0.00	\$1,496.25	
7/24/2026	AR 511337 - Cash Receipts - Lockbox	0000000204			\$1,275.00	\$0.00	
7/30/2026	AP 509244 - External Check	300062	WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$639.68	
7/31/2026	AR 512237 - Cash Receipts - Manual	885040			\$1,275.00	\$0.00	
7/31/2026	AR 512248 - Cash Receipts - Miscellaneous	8		CHECK FROM CRESTWELL	\$25.00	\$0.00	
01003 SANIBEL CAPTIVA 9969 OP				\$288,289.22	\$551.42	\$0.00	\$288,840.64

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/31/2026	GL 513237 - Misc Deposit			JULY INTEREST	\$551.42	\$0.00	
01005 RESERVE-FIRST HORIZON-3416				\$7,537.79	\$2,629.99	\$0.00	\$10,167.78
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/21/2026	AR 511355 - Cash Receipts - Miscellaneous	BANK TRANSFER		QUARTERLY RESERVE FUNDING	\$2,628.56	\$0.00	
7/31/2026	GL 513236 - Misc Deposit			JULY RES INTEREST	\$1.43	\$0.00	
01060 DUE FROM RESERVES				\$36,249.99	\$2,628.56	\$876.19	\$38,002.36
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/18/2026	GL 510591 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$876.19	
7/31/2026	GL 513537 - Journal Entry		QRTRLY RESERVE FUNDING ALLOCATION	QRTRLY RESERVE FUNDING ALLOCATION	\$2,628.56	\$0.00	
01150 ACCOUNTS RECEIVABLE				\$3,070.70	\$38,250.00	\$31,885.35	\$9,435.35
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2026	AR 507927 - Apply Charges				\$38,250.00	\$0.00	
7/1/2026	AR 507928 - Apply PrePays				\$0.00	\$7,400.00	
7/1/2026	AR 508346 - Cash Receipts - Lockbox	0000034162			\$0.00	\$1,275.00	
7/2/2026	AR 508306 - Cash Receipts - Manual	2098			\$0.00	\$260.35	
7/2/2026	AR 508370 - Cash Receipts - Direct Debit	546976516		One Time Payment	\$0.00	\$2,550.00	
7/4/2026	AR 507929 - Cash Receipts - Direct Debit	547721386		Automated Payment for Apply Charges Batch #507927	\$0.00	\$11,475.00	
7/6/2026	AR 508649 - Cash Receipts - Lockbox	0000007792			\$0.00	\$1,275.00	
7/13/2026	AR 510075 - Cash Receipts - Lockbox	0000015986			\$0.00	\$1,275.00	
7/14/2026	AR 510154 - Cash Receipts - Lockbox	0000009484			\$0.00	\$1,275.00	
7/21/2026	AR 510702 - Cash Receipts - Direct Debit	549658346		One Time Payment	\$0.00	\$1,275.00	
7/21/2026	AR 510789 - Cash Receipts - Manual	88655884			\$0.00	\$1,275.00	
7/24/2026	AR 511337 - Cash Receipts - Lockbox	0000000204			\$0.00	\$1,275.00	
7/31/2026	AR 512237 - Cash Receipts - Manual	885040			\$0.00	\$1,275.00	
01190 A/R CLEARING				\$0.00	\$1,258.00	\$1,258.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/13/2026	GL 509960 - Journal Entry		DEPOSIT 7.13.2026	DEPOSIT 7.13.2026	\$0.00	\$1,258.00	
7/13/2026	GL 509961 - Journal Entry		CORRECT DEPOSIT 7.13.26	CORRECT DEPOSIT 7.13.26	\$1,258.00	\$0.00	
02010 ACCOUNTS PAYABLE				(\$540.00)	\$5,500.44	\$4,960.44	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2026	AP 507592 - Enter Bill		KINGSI - KINGS III OF AMERICA INC	3rd Qtr	\$0.00	\$234.83	

Account				Balance Forward	Debits	Credits	Ending Balance
7/1/2026	AP 508209 - External Check	100221	KINGSI - KINGS III OF AMERICA INC	3rd Qtr	\$234.83	\$0.00	
7/1/2026	AP 508210 - External Check	100222	GMSWF - GROUNDS MASTER OF SW FL INC	June	\$540.00	\$0.00	
7/1/2026	AP 509530 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	July - Mgt. Fee	\$0.00	\$650.00	
7/1/2026	AP 509531 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	July	\$0.00	\$188.00	
7/1/2026	AP 509534 - Enter Bill		PROPERTYR - PROPERTY RESCUE LLC	July	\$0.00	\$200.00	
7/5/2026	AP 507593 - Enter Bill		FPL - FPL	12170	\$0.00	\$148.78	
7/5/2026	AP 507595 - External Check	300060	FPL - FPL	12170	\$148.78	\$0.00	
7/6/2026	AP 509528 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	June - Admin	\$0.00	\$30.18	
7/6/2026	AP 509535 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	June	\$0.00	\$251.25	
7/8/2026	AP 507594 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,121.47	
7/8/2026	AP 507596 - External Check	300061	LCU - LEE COUNTY UTILITIES	12170	\$1,121.47	\$0.00	
7/10/2026	AP 509707 - External Check	100223	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	July	\$188.00	\$0.00	
7/10/2026	AP 509708 - External Check	100224	PROPERTYR - PROPERTY RESCUE LLC	July	\$200.00	\$0.00	
7/10/2026	AP 509709 - External Check	100225	AWS - AUTOMATED WATER SYSTEMS INC	June	\$251.25	\$0.00	
7/10/2026	AP 509710 - External Check	100226	NEWELLPM - NEWELL PROPERTY MANAGEMENT	July - Mgt. Fee	\$680.18	\$0.00	
7/20/2026	AP 510969 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	July	\$0.00	\$1,496.25	
7/23/2026	AP 511093 - External Check	100227	GMSWF - GROUNDS MASTER OF SW FL INC	July	\$1,496.25	\$0.00	
7/30/2026	AP 509243 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$639.68	
7/30/2026	AP 509244 - External Check	300062	WASTE - WM CORPORATE SERVICES INC	12170	\$639.68	\$0.00	
02050 DUE TO OPERATING				(\$36,249.99)	\$876.19	\$2,628.56	(\$38,002.36)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/18/2026	GL 510591 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
7/31/2026	GL 513537 - Journal Entry		QRTRLY RESERVE FUNDING ALLOCATION	QRTRLY RESERVE FUNDING ALLOCATION	\$0.00	\$2,628.56	
02140 PREPAID OWNERS FEES				(\$7,875.00)	\$7,400.00	\$0.00	(\$475.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2026	AR 507928 - Apply PrePays				\$7,400.00	\$0.00	
02150 DEFERRED MAINTENANCE FEES				\$0.00	\$12,750.00	\$38,250.00	(\$25,500.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2026	AR 507927 - Apply Charges				\$0.00	\$38,250.00	
7/18/2026	GL 510589 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$12,750.00	\$0.00	
02901 RESERVES - PAINTING				(\$11,600.20)	\$0.00	\$0.00	(\$11,600.20)
02905 RESERVES - PAVING				(\$1,103.24)	\$0.00	\$53.65	(\$1,156.89)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
7/18/2026	GL 510591 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$53.65	
02906 RESERVES - PAVING RESEAL				(\$1,000.08)	\$0.00	\$0.00	(\$1,000.08)
02910 RESERVES - ROOF				(\$6,201.43)	\$0.00	\$628.98	(\$6,830.41)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/18/2026	GL 510591 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$628.98	
02911 RESERVES - ELEVATOR				(\$100.00)	\$0.00	\$0.00	(\$100.00)
02912 RESERVES - A/C LINE REPL				(\$149.96)	\$0.00	\$0.00	(\$149.96)
02913 RESERVES - CARPORTS				(\$24,351.80)	\$0.00	\$193.56	(\$24,545.36)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/18/2026	GL 510591 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$193.56	
02914 RESERVES - LANAI RENOVATION				(\$6,000.00)	\$0.00	\$0.00	(\$6,000.00)
02919 RESERVES - INTEREST				(\$9,938.10)	\$0.00	\$1.43	(\$9,939.53)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/31/2026	GL 513236 - Misc Deposit			JULY RES INTEREST	\$0.00	\$1.43	
02920 RESERVES - DEFERRED MAINT				(\$69,336.47)	\$2,628.56	\$2,628.56	(\$69,336.47)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/21/2026	AR 511355 - Cash Receipts - Miscellaneous	BANK TRANSFER		QUARTERLY RESERVE FUNDING	\$0.00	\$2,628.56	
7/31/2026	GL 513537 - Journal Entry		QRTRLY RESERVE FUNDING ALLOCATION	QRTRLY RESERVE FUNDING ALLOCATION	\$2,628.56	\$0.00	
02929 RESERVE-HURRICANE IAN EXPENSES				\$158,493.48	\$0.00	\$0.00	\$158,493.48
02950 PRIOR YEAR / SURPLUS (DEFICIT)				(\$582,773.51)	\$0.00	\$0.00	(\$582,773.51)
02951 PRIOR PERIOD ADJUSTMENTS				(\$8,450.00)	\$0.00	\$0.00	(\$8,450.00)
03010 MAINTENANCE FEES				(\$76,500.00)	\$0.00	\$12,750.00	(\$89,250.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/18/2026	GL 510589 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$0.00	\$12,750.00	
03030 OTHER INCOME				(\$781.05)	\$0.00	\$0.00	(\$781.05)
03045 INSURANCE PROCEEDS				(\$24,863.60)	\$0.00	\$0.00	(\$24,863.60)
03120 INTEREST INCOME				(\$3,175.63)	\$0.00	\$551.42	(\$3,727.05)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/31/2026	GL 513237 - Misc Deposit			JULY INTEREST	\$0.00	\$551.42	
04006 LEGAL / PROFESSIONAL FEES				\$6,599.50	\$0.00	\$0.00	\$6,599.50
04007 TAXES/TAX PREP				\$215.00	\$0.00	\$0.00	\$215.00
04015 OFFICE / POSTAGE / SUPPLIES				\$364.97	\$30.18	\$0.00	\$395.15
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/6/2026	AP 509528 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	June - Admin	\$30.18	\$0.00	
04060 MANAGEMENT FEE				\$3,900.00	\$650.00	\$0.00	\$4,550.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2026	AP 509530 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	July - Mgt. Fee	\$650.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
04070 COMMUNITY ASSESSMENT				\$14,066.65	\$2,733.35	\$0.00	\$16,800.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/21/2026	AP 511353 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$2,733.35	\$0.00	
04090 INSURANCE - LIAB / PKG / WIND				\$47,420.76	\$0.00	\$25.00	\$47,395.76
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/31/2026	AR 512248 - Cash Receipts - Miscellaneous	8		CHECK FROM CRESTWELL	\$0.00	\$25.00	
04093 INSURANCE - FLOOD				\$12,876.00	\$0.00	\$0.00	\$12,876.00
04210 MAINTENANCE REPAIRS				\$9,782.02	\$0.00	\$0.00	\$9,782.02
04240 JANITORIAL CONTRACT				\$1,283.00	\$200.00	\$0.00	\$1,483.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2026	AP 509534 - Enter Bill		PROPERTYR - PROPERTY RESCUE LLC	July	\$200.00	\$0.00	
04250 ELEVATOR CONTRACT / INSPECT				\$2,002.00	\$188.00	\$0.00	\$2,190.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2026	AP 509531 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	July	\$188.00	\$0.00	
04252 ELEVATOR PHONE				\$469.66	\$234.83	\$0.00	\$704.49
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/1/2026	AP 507592 - Enter Bill		KINGSI - KINGS III OF AMERICA INC	3rd Qtr	\$234.83	\$0.00	
04255 FIRE/SECURITY MONITOR MAINT				\$1,350.34	\$0.00	\$0.00	\$1,350.34
04290 PEST CONTROL / INTERNAL				\$720.00	\$0.00	\$0.00	\$720.00
04305 LANDSCAPE CONTRACT				\$3,240.00	\$540.00	\$0.00	\$3,780.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/20/2026	AP 510969 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	July	\$540.00	\$0.00	
04310 LANDSCAPE IMPROVEMENT				\$11,544.00	\$956.25	\$0.00	\$12,500.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/20/2026	AP 510969 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	July	\$956.25	\$0.00	
04311 MULCH				\$2,665.75	\$0.00	\$0.00	\$2,665.75
04340 IRRIGATION CONTRACT				\$1,219.09	\$160.00	\$0.00	\$1,379.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/6/2026	AP 509535 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	June	\$160.00	\$0.00	
04341 IRRIGATION REPAIRS				\$814.64	\$91.25	\$0.00	\$905.89
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/6/2026	AP 509535 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	June	\$91.25	\$0.00	
04380 PEST / WEED EXTERIOR				\$390.00	\$0.00	\$0.00	\$390.00
04390 TREE TRIMMING				\$105.00	\$0.00	\$0.00	\$105.00
04601 ELECTRIC				\$656.33	\$148.78	\$0.00	\$805.11
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/5/2026	AP 507593 - Enter Bill		FPL - FPL	12170	\$148.78	\$0.00	
04610 WATER/SEWER				\$8,452.32	\$1,121.47	\$0.00	\$9,573.79
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/8/2026	AP 507594 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$1,121.47	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
04640 TRASH				\$4,075.38	\$639.68	\$0.00	\$4,715.06
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/30/2026	AP 509243 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$639.68	\$0.00	
04827 PAVER PROJECT				\$6,600.00	\$0.00	\$0.00	\$6,600.00
04831 PAVING PROJECT				\$20,800.00	\$0.00	\$0.00	\$20,800.00
04920 GENERAL RESERVES				\$5,257.14	\$3,504.75	\$2,628.56	\$6,133.33
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
7/18/2026	GL 510591 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
7/21/2026	AP 511352 - Hand Written Check	BANK TRANSFER	KT7 - KELLY GREENS TERRACE VII	RESERVE FUNDING	\$2,628.56	\$0.00	
7/31/2026	GL 513537 - Journal Entry		QTRTRY RESERVE FUNDING ALLOCATION	QTRTRY RESERVE FUNDING ALLOCATION	\$0.00	\$2,628.56	
09999 YEAR END SURPLUS				\$329,639.85	\$0.00	\$0.00	\$329,639.85
Total:				\$329,639.85	\$111,440.05	\$111,440.05	\$329,639.85

KELLY GREENS TERRACE VII COA INC

FUND BALANCE SHEET

As of: 08/31/2026

Assets

Account Asset	Operating	Reserves	Total
01001 OPERATING-FIRST HORIZON-3430	\$212,637.53	\$0.00	\$212,637.53
01003 SANIBEL CAPTIVA 9969 OP	\$289,393.11	\$0.00	\$289,393.11
01005 RESERVE-FIRST HORIZON-3416	\$0.00	\$10,169.50	\$10,169.50
01060 DUE FROM RESERVES	\$37,126.17	\$0.00	\$37,126.17
01150 ACCOUNTS RECEIVABLE	\$5,610.35	\$0.00	\$5,610.35
Asset Total	\$544,767.16	\$10,169.50	\$554,936.66
Total Assets:	\$544,767.16	\$10,169.50	\$554,936.66

Liabilities

Account Liability	Operating	Reserves	Total
02050 DUE TO OPERATING	\$0.00	\$37,126.17	\$37,126.17
02140 PREPAID OWNERS FEES	\$475.00	\$0.00	\$475.00
02150 DEFERRED MAINTENANCE FEES	\$12,750.00	\$0.00	\$12,750.00
Liability Total	\$13,225.00	\$37,126.17	\$50,351.17
Total Liabilities:	\$13,225.00	\$37,126.17	\$50,351.17

Equity

Account Reserves	Operating	Reserves	Total
02901 RESERVES - PAINTING	\$0.00	\$11,600.20	\$11,600.20
02905 RESERVES - PAVING	\$0.00	\$1,210.54	\$1,210.54
02906 RESERVES - PAVING RESEAL	\$0.00	\$1,000.08	\$1,000.08
02910 RESERVES - ROOF	\$0.00	\$7,459.39	\$7,459.39
02911 RESERVES - ELEVATOR	\$0.00	\$100.00	\$100.00
02912 RESERVES - A/C LINE REPL	\$0.00	\$149.96	\$149.96
02913 RESERVES - CARPORTS	\$0.00	\$24,738.92	\$24,738.92
02914 RESERVES - LANAI RENOVATION	\$0.00	\$6,000.00	\$6,000.00
02919 RESERVES - INTEREST	\$0.00	\$9,941.25	\$9,941.25
02920 RESERVES - DEFERRED MAINT	\$0.00	\$69,336.47	\$69,336.47
02929 RESERVE-HURRICANE IAN EXPENSES	\$0.00	(\$158,493.48)	(\$158,493.48)
Reserves Total	\$0.00	(\$26,956.67)	(\$26,956.67)
Members Equity			
02950 PRIOR YEAR / SURPLUS (DEFICIT)	\$582,773.51	\$0.00	\$582,773.51
02951 PRIOR PERIOD ADJUSTMENTS	\$8,450.00	\$0.00	\$8,450.00
Members Equity Total	\$591,223.51	\$0.00	\$591,223.51
Current Year Net Income/(Loss)	(\$59,681.35)	\$0.00	(\$59,681.35)
Total Equity:	\$531,542.16	(\$26,956.67)	\$504,585.49

Account	Operating	Reserves	Total
Total Liabilities & Equity	\$544,767.16	\$10,169.50	\$554,936.66

KELLY GREENS TERRACE VII COA INC

Run Date: 09/09/2026

Run Time: 01:20 PM

INCOME STATEMENT

Start: 08/01/2026 | End: 08/31/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
03010 MAINTENANCE FEES	12,750.00	12,750.00	0.00	102,000.00	102,000.00	0.00	153,000.00
03030 OTHER INCOME	0.00	0.00	0.00	781.05	0.00	781.05	0.00
03045 INSURANCE PROCEEDS	0.00	0.00	0.00	24,863.60	0.00	24,863.60	0.00
03120 INTEREST INCOME	552.47	0.00	552.47	4,279.52	0.00	4,279.52	0.00
Income Total	13,302.47	12,750.00	552.47	131,924.17	102,000.00	29,924.17	153,000.00
Total Income	13,302.47	12,750.00	552.47	131,924.17	102,000.00	29,924.17	153,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	
GENERAL & ADMINISTRATIVE							
04004 CONDO STATE FEE	0.00	10.00	10.00	0.00	80.00	80.00	120.00
04005 CORP ANNUAL REPORT	0.00	5.10	5.10	0.00	40.80	40.80	61.25
04006 LEGAL / PROFESSIONAL FEES	7,258.67	41.67	(7,217.00)	13,858.17	333.36	(13,524.81)	500.00
04007 TAXES/TAX PREP	0.00	17.91	17.91	215.00	143.28	(71.72)	215.00
04008 PERMITS	0.00	6.25	6.25	0.00	50.00	50.00	75.00
04015 OFFICE / POSTAGE / SUPPLIES	19.18	100.00	80.82	414.33	800.00	385.67	1,200.00
04060 MANAGEMENT FEE	650.00	650.00	0.00	5,200.00	5,200.00	0.00	7,800.00
04070 COMMUNITY ASSESSMENT	2,400.00	2,333.33	(66.67)	19,200.00	18,666.64	(533.36)	28,000.00
04090 INSURANCE - LIAB / PKG / WIND	946.10	3,750.00	2,803.90	48,341.86	30,000.00	(18,341.86)	45,000.00
04093 INSURANCE - FLOOD	0.00	1,041.67	1,041.67	12,876.00	8,333.36	(4,542.64)	12,500.00
GENERAL & ADMINISTRATIVE Total	11,273.95	7,955.93	(3,318.02)	100,105.36	63,647.44	(36,457.92)	95,471.25
BUILDING							
04210 MAINTENANCE REPAIRS	(70.24)	416.67	486.91	9,711.78	3,333.36	(6,378.42)	5,000.00
04240 JANITORIAL CONTRACT	200.00	283.00	83.00	1,683.00	2,264.00	581.00	3,396.00
04250 ELEVATOR CONTRACT / INSPECT	188.00	208.33	20.33	2,378.00	1,666.64	(711.36)	2,500.00
04252 ELEVATOR PHONE	0.00	66.67	66.67	704.49	533.36	(171.13)	800.00
04255 FIRE/SECURITY MONITOR MAINT	0.00	41.67	41.67	1,350.34	333.36	(1,016.98)	500.00
04290 PEST CONTROL / INTERNAL	0.00	125.00	125.00	720.00	1,000.00	280.00	1,500.00
BUILDING Total	317.76	1,141.34	823.58	16,547.61	9,130.72	(7,416.89)	13,696.00
GROUNDS							
04305 LANDSCAPE CONTRACT	540.00	490.00	(50.00)	4,320.00	3,920.00	(400.00)	5,880.00
04310 LANDSCAPE IMPROVEMENT	0.00	166.67	166.67	12,500.25	1,333.36	(11,166.89)	2,000.00
04311 MULCH	0.00	166.67	166.67	2,665.75	1,333.36	(1,332.39)	2,000.00
04340 IRRIGATION CONTRACT	160.00	160.00	0.00	1,539.09	1,280.00	(259.09)	1,920.00
04341 IRRIGATION REPAIRS	0.00	41.67	41.67	905.89	333.36	(572.53)	500.00
04380 PEST / WEED EXTERIOR	390.00	160.00	(230.00)	780.00	1,280.00	500.00	1,920.00
04390 TREE TRIMMING	0.00	25.00	25.00	105.00	200.00	95.00	300.00
GROUNDS Total	1,090.00	1,210.01	120.01	22,815.98	9,680.08	(13,135.90)	14,520.00
UTILITIES							
04601 ELECTRIC	163.32	83.33	(79.99)	968.43	666.64	(301.79)	1,000.00
04610 WATER/SEWER	1,190.41	1,125.00	(65.41)	10,764.20	9,000.00	(1,764.20)	13,500.00
04640 TRASH	1,279.36	350.00	(929.36)	5,994.42	2,800.00	(3,194.42)	4,200.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
UTILITIES Total	2,633.09	1,558.33	(1,074.76)	17,727.05	12,466.64	(5,260.41)	18,700.00
PROJECTS							
04827 PAVER PROJECT	0.00	0.00	0.00	6,600.00	0.00	(6,600.00)	0.00
04831 PAVING PROJECT	0.00	0.00	0.00	20,800.00	0.00	(20,800.00)	0.00
PROJECTS Total	0.00	0.00	0.00	27,400.00	0.00	(27,400.00)	0.00
RESERVES / CONTINGENCY							
04901 CONTINGENCY	0.00	8.21	8.21	0.00	65.68	65.68	98.52
04920 GENERAL RESERVES	876.19	876.19	0.00	7,009.52	7,009.52	0.00	10,514.23
RESERVES / CONTINGENCY Total	876.19	884.40	8.21	7,009.52	7,075.20	65.68	10,612.75
Total Expense	16,190.99	12,750.01	(3,440.98)	191,605.52	102,000.08	(89,605.44)	153,000.00
Net Income	(2,888.52)	(0.01)	(2,888.51)	(59,681.35)	(0.08)	(59,681.27)	0.00

KELLY GREENS TERRACE VII COA INC

Run Date: 09/09/2026
Run Time: 01:20 PM

PREPAID OWNERS

As of: 08/31/2026

Owner	Address	Account #	Lot #		Prepaid Balance
DONALD & DIANE OLENIK	12170 KELLY SANDS WAY 728	728	728	PP - General	\$475.00
				Total	\$475.00
				PP - General	\$475.00
				Total	\$475.00

Aged Open Items

KELLY GREENS TERRACE VII COA INC
As of: 08/31/2026

Run Date: 09/09/2026
Run Time: 01:20 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
Total				\$0.00	\$0.00	\$0.00	\$0.00
Grand Total							\$0.00

KELLY GREENS TERRACE VII COA INC

CHECK REGISTER - DETAILED

START: 08/01/2026 | END: 08/31/2026

Run Date: 09/09/2026
Run Time: 01:20 PM

Date	Check	Vendor	Reference	Amount
FIRST HORIZON BANK OPERATING-FIRST HORIZON-3430				
08/28/2026	300065	WASTE - WM CORPORATE SERVICES INC	12170	\$639.68
08/28/2026	Inv: 0219366-4028-9	Acct: 04640 - 000 - TRASH	12170	\$639.68
08/27/2026	100234	GMSWF - GROUNDS MASTER OF SW FL INC	August	\$930.00
08/18/2026	Inv: 16470	Acct: 04305 - 000 - LANDSCAPE CONTRACT	August	\$540.00
08/18/2026	Inv: 16470	Acct: 04380 - 000 - PEST / WEED EXTERIOR	August	\$390.00
08/20/2026	1142	ALLIANT - ALLIANT INSURANCE SERVI...	LEGAL DEF	\$946.10
08/20/2026	Inv: 3666138	Acct: 04090 - 000 - INSURANCE - LIAB /...	LEGAL DEF	\$946.10
08/19/2026	100233	PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$7,258.67
08/19/2026	Inv: 11541	Acct: 04006 - 000 - LEGAL / PROFESSION...	Legal	\$5,088.67
08/19/2026	Inv: 11542	Acct: 04006 - 000 - LEGAL / PROFESSION...	Legal	\$2,170.00
08/19/2026	ACH PAYMENT	WASTE - WM CORPORATE SERVICES INC		\$639.68
08/19/2026	Inv: 081926	Acct: 04640 - 000 - TRASH		\$639.68
08/18/2026	ACH PAYMENT	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$2,400.00
08/18/2026	Inv: 081826	Acct: 04070 - 000 - COMMUNITY ASSESSMENT	MONTHLY MASTER FEE	\$2,400.00
08/14/2026	100232	PROPERTYR - PROPERTY RESCUE LLC	August	\$200.00
08/03/2026	Inv: 101852	Acct: 04240 - 000 - JANITORIAL CONTRACT	August	\$200.00
08/10/2026	100231	NEWELPM - NEWELL PROPERTY MANAGEMENT	July - Admin	\$19.18
08/10/2026	Inv: NPM-00003245	Acct: 04015 - 000 - OFFICE / POSTAGE /...	July - Admin	\$19.18
08/10/2026	1141	PROPERTYR - PROPERTY RESCUE LLC	July	\$200.00

Date	Check	Vendor	Reference	Amount
07/01/2026	Inv: 072344	Acct: 04240 - 000 - JANITORIAL CONTRACT	July	\$200.00
08/10/2026	300064	LCU - LEE COUNTY UTILITIES	12170	\$1,190.41
08/10/2026	Inv: 072126-44-8	Acct: 04610 - 000 - WATER/SEWER	12170	\$1,190.41
08/05/2026	100230	AWS - AUTOMATED WATER SYSTEMS INC	July	\$160.00
08/05/2026	Inv: 42565	Acct: 04340 - 000 - IRRIGATION CONTRACT	July	\$160.00
08/04/2026	100228	NEWELLPM - NEWELL PROPERTY MANAGEMENT	August - Mgt. Fee	\$650.00
08/01/2026	Inv: NPM-00002795	Acct: 04060 - 000 - MANAGEMENT FEE	August - Mgt. Fee	\$650.00
08/04/2026	100229	GENELE - GENERAL ELEVATOR SOLUTIO...	August	\$188.00
08/04/2026	Inv: 53951	Acct: 04250 - 000 - ELEVATOR CONTRACT ...	August	\$188.00
08/04/2026	300063	FPL - FPL	12170	\$163.32
08/04/2026	Inv: 072426-5346	Acct: 04601 - 000 - ELECTRIC	12170	\$163.32

Sub-Total: \$15,585.04
Sub-Total Checks: 14

Total: \$15,585.04
Total Checks: 14

KELLY GREENS TERRACE VII COA INC

Run Date: 09/09/2026

Run Time: 01:20 PM

GENERAL LEDGER DETAIL

As of: Start: 08/01/2026 | End: 08/31/2026

Account				Balance Forward	Debits	Credits	Ending Balance
01001 OPERATING-FIRST HORIZON-3430				\$224,127.33	\$4,095.24	\$15,585.04	\$212,637.53
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/3/2026	AR 512650 - Cash Receipts - Lockbox	0000011493			\$1,275.00	\$0.00	
8/4/2026	AP 512036 - External Check	300063	FPL - FPL	12170	\$0.00	\$163.32	
8/4/2026	AP 513071 - External Check	100228	NEWELLPM - NEWELL PROPERTY MANAGEMENT	August - Mgt. Fee	\$0.00	\$650.00	
8/4/2026	AP 513072 - External Check	100229	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	August	\$0.00	\$188.00	
8/5/2026	AP 513074 - External Check	100230	AWS - AUTOMATED WATER SYSTEMS INC	July	\$0.00	\$160.00	
8/10/2026	AP 512037 - External Check	300064	LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,190.41	
8/10/2026	AP 513712 - Void Check	100224	PROPERTYR - PROPERTY RESCUE LLC	No reference	\$200.00	\$0.00	
8/10/2026	AP 513713 - Print Check	1141	PROPERTYR - PROPERTY RESCUE LLC	July	\$0.00	\$200.00	
8/10/2026	AP 513849 - External Check	100231	NEWELLPM - NEWELL PROPERTY MANAGEMENT	July - Admin	\$0.00	\$19.18	
8/14/2026	AR 514290 - Cash Receipts - Direct Debit	554049651		One Time Payment	\$1,275.00	\$0.00	
8/14/2026	AP 514373 - External Check	100232	PROPERTYR - PROPERTY RESCUE LLC	August	\$0.00	\$200.00	
8/18/2026	AP 514858 - Hand Written Check	ACH PAYMENT	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$0.00	\$2,400.00	
8/19/2026	AP 514678 - External Check	100233	PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$0.00	\$7,258.67	
8/19/2026	AP 514857 - Hand Written Check	ACH PAYMENT	WASTE - WM CORPORATE SERVICES INC		\$0.00	\$639.68	
8/20/2026	AP 514709 - Print Check	1142	ALLIANT - ALLIANT INSURANCE SERVICES INC	LEGAL DEF	\$0.00	\$946.10	
8/24/2026	AR 514922 - Cash Receipts - Direct Debit	554567667		One Time Payment	\$1,275.00	\$0.00	
8/27/2026	AP 515669 - External Check	100234	GMSWF - GROUNDS MASTER OF SW FL INC	August	\$0.00	\$930.00	
8/28/2026	AP 513073 - External Check	300065	WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$639.68	
8/31/2026	AP 516327 - Void Check	100187	JHEITMANN - JOHN HEITMANN	No reference	\$70.24	\$0.00	
01003 SANIBEL CAPTIVA 9969 OP				\$288,840.64	\$552.47	\$0.00	\$289,393.11
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2026	GL 517759 - Misc Deposit				\$552.47	\$0.00	
01005 RESERVE-FIRST HORIZON-3416				\$10,167.78	\$1.72	\$0.00	\$10,169.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2026	GL 516329 - Misc Deposit			AUGUST RES INTEREST	\$1.72	\$0.00	
01060 DUE FROM RESERVES				\$38,002.36	\$0.00	\$876.19	\$37,126.17
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/18/2026	GL 514467 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$876.19	

Account				Balance Forward	Debits	Credits	Ending Balance
01150 ACCOUNTS RECEIVABLE				\$9,435.35	\$0.00	\$3,825.00	\$5,610.35
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/3/2026	AR 512650 - Cash Receipts - Lockbox	0000011493			\$0.00	\$1,275.00	
8/14/2026	AR 514290 - Cash Receipts - Direct Debit	554049651		One Time Payment	\$0.00	\$1,275.00	
8/24/2026	AR 514922 - Cash Receipts - Direct Debit	554567667		One Time Payment	\$0.00	\$1,275.00	
02010 ACCOUNTS PAYABLE				\$0.00	\$12,615.60	\$12,615.60	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2026	AP 512719 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	August - Mgt. Fee	\$0.00	\$650.00	
8/3/2026	AP 514270 - Enter Bill		PROPERTYR - PROPERTY RESCUE LLC	August	\$0.00	\$200.00	
8/4/2026	AP 512034 - Enter Bill		FPL - FPL	12170	\$0.00	\$163.32	
8/4/2026	AP 512036 - External Check	300063	FPL - FPL	12170	\$163.32	\$0.00	
8/4/2026	AP 512718 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	August	\$0.00	\$188.00	
8/4/2026	AP 513071 - External Check	100228	NEWELLPM - NEWELL PROPERTY MANAGEMENT	August - Mgt. Fee	\$650.00	\$0.00	
8/4/2026	AP 513072 - External Check	100229	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	August	\$188.00	\$0.00	
8/5/2026	AP 513070 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	July	\$0.00	\$160.00	
8/5/2026	AP 513074 - External Check	100230	AWS - AUTOMATED WATER SYSTEMS INC	July	\$160.00	\$0.00	
8/10/2026	AP 512035 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,190.41	
8/10/2026	AP 512037 - External Check	300064	LCU - LEE COUNTY UTILITIES	12170	\$1,190.41	\$0.00	
8/10/2026	AP 513632 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	July - Admin	\$0.00	\$19.18	
8/10/2026	AP 513712 - Void Check	100224	PROPERTYR - PROPERTY RESCUE LLC	No reference	\$0.00	\$200.00	
8/10/2026	AP 513713 - Print Check	1141	PROPERTYR - PROPERTY RESCUE LLC	July	\$200.00	\$0.00	
8/10/2026	AP 513849 - External Check	100231	NEWELLPM - NEWELL PROPERTY MANAGEMENT	July - Admin	\$19.18	\$0.00	
8/14/2026	AP 514373 - External Check	100232	PROPERTYR - PROPERTY RESCUE LLC	August	\$200.00	\$0.00	
8/18/2026	AP 515556 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	August	\$0.00	\$930.00	
8/19/2026	AP 514589 - Enter Bill		PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$0.00	\$2,170.00	
8/19/2026	AP 514590 - Enter Bill		PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$0.00	\$5,088.67	
8/19/2026	AP 514678 - External Check	100233	PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$7,258.67	\$0.00	
8/20/2026	AP 514708 - Enter Bill		ALLIANT - ALLIANT INSURANCE SERVICES INC	LEGAL DEF	\$0.00	\$946.10	
8/20/2026	AP 514709 - Print Check	1142	ALLIANT - ALLIANT INSURANCE SERVICES INC	LEGAL DEF	\$946.10	\$0.00	
8/27/2026	AP 515669 - External Check	100234	GMSWF - GROUNDS MASTER OF SW FL INC	August	\$930.00	\$0.00	
8/28/2026	AP 513069 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$639.68	
8/28/2026	AP 513073 - External Check	300065	WASTE - WM CORPORATE SERVICES INC	12170	\$639.68	\$0.00	
8/31/2026	AP 516327 - Void Check	100187	JHEITMANN - JOHN HEITMANN	No reference	\$0.00	\$70.24	

Account				Balance Forward	Debits	Credits	Ending Balance
8/31/2026	AP 516328 - AP Adjustment		JHEITMANN - JOHN HEITMANN	Paint	\$70.24	\$0.00	
02050 DUE TO OPERATING				(\$38,002.36)	\$876.19	\$0.00	(\$37,126.17)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/18/2026	GL 514467 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
02140 PREPAID OWNERS FEES				(\$475.00)	\$0.00	\$0.00	(\$475.00)
02150 DEFERRED MAINTENANCE FEES				(\$25,500.00)	\$12,750.00	\$0.00	(\$12,750.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/18/2026	GL 514468 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$12,750.00	\$0.00	
02901 RESERVES - PAINTING				(\$11,600.20)	\$0.00	\$0.00	(\$11,600.20)
02905 RESERVES - PAVING				(\$1,156.89)	\$0.00	\$53.65	(\$1,210.54)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/18/2026	GL 514467 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$53.65	
02906 RESERVES - PAVING RESEAL				(\$1,000.08)	\$0.00	\$0.00	(\$1,000.08)
02910 RESERVES - ROOF				(\$6,830.41)	\$0.00	\$628.98	(\$7,459.39)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/18/2026	GL 514467 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$628.98	
02911 RESERVES - ELEVATOR				(\$100.00)	\$0.00	\$0.00	(\$100.00)
02912 RESERVES - A/C LINE REPL				(\$149.96)	\$0.00	\$0.00	(\$149.96)
02913 RESERVES - CARPORTS				(\$24,545.36)	\$0.00	\$193.56	(\$24,738.92)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/18/2026	GL 514467 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$193.56	
02914 RESERVES - LANAI RENOVATION				(\$6,000.00)	\$0.00	\$0.00	(\$6,000.00)
02919 RESERVES - INTEREST				(\$9,939.53)	\$0.00	\$1.72	(\$9,941.25)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2026	GL 516329 - Misc Deposit			AUGUST RES INTEREST	\$0.00	\$1.72	
02920 RESERVES - DEFERRED MAINT				(\$69,336.47)	\$0.00	\$0.00	(\$69,336.47)
02929 RESERVE-HURRICANE IAN EXPENSES				\$158,493.48	\$0.00	\$0.00	\$158,493.48
02950 PRIOR YEAR / SURPLUS (DEFICIT)				(\$582,773.51)	\$0.00	\$0.00	(\$582,773.51)
02951 PRIOR PERIOD ADJUSTMENTS				(\$8,450.00)	\$0.00	\$0.00	(\$8,450.00)
03010 MAINTENANCE FEES				(\$89,250.00)	\$0.00	\$12,750.00	(\$102,000.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/18/2026	GL 514468 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$0.00	\$12,750.00	
03030 OTHER INCOME				(\$781.05)	\$0.00	\$0.00	(\$781.05)
03045 INSURANCE PROCEEDS				(\$24,863.60)	\$0.00	\$0.00	(\$24,863.60)
03120 INTEREST INCOME				(\$3,727.05)	\$0.00	\$552.47	(\$4,279.52)
Date	Source - Entry	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
Type							
8/31/2026	GL 517759 - Misc Deposit				\$0.00	\$552.47	
04006 LEGAL / PROFESSIONAL FEES				\$6,599.50	\$7,258.67	\$0.00	\$13,858.17
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/19/2026	AP 514589 - Enter Bill		PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$2,170.00	\$0.00	
8/19/2026	AP 514590 - Enter Bill		PMM - POPE MAZZARA & MENENDEZ PLLC	Legal	\$5,088.67	\$0.00	
04007 TAXES/TAX PREP				\$215.00	\$0.00	\$0.00	\$215.00
04015 OFFICE / POSTAGE / SUPPLIES				\$395.15	\$19.18	\$0.00	\$414.33
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/10/2026	AP 513632 - Enter Bill		NEWELLP - NEWELL PROPERTY MANAGEMENT	July - Admin	\$19.18	\$0.00	
04060 MANAGEMENT FEE				\$4,550.00	\$650.00	\$0.00	\$5,200.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/1/2026	AP 512719 - Enter Bill		NEWELLP - NEWELL PROPERTY MANAGEMENT	August - Mgt. Fee	\$650.00	\$0.00	
04070 COMMUNITY ASSESSMENT				\$16,800.00	\$2,400.00	\$0.00	\$19,200.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/18/2026	AP 514858 - Hand Written Check	ACH PAYMENT	KC3 - KELLY GREENS COMMUNITY 3	MONTHLY MASTER FEE	\$2,400.00	\$0.00	
04090 INSURANCE - LIAB / PKG / WIND				\$47,395.76	\$946.10	\$0.00	\$48,341.86
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/20/2026	AP 514708 - Enter Bill		ALLIANT - ALLIANT INSURANCE SERVICES INC	LEGAL DEF	\$946.10	\$0.00	
04093 INSURANCE - FLOOD				\$12,876.00	\$0.00	\$0.00	\$12,876.00
04210 MAINTENANCE REPAIRS				\$9,782.02	\$0.00	\$70.24	\$9,711.78
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/31/2026	AP 516328 - AP Adjustment		JHEITMANN - JOHN HEITMANN	Paint	\$0.00	\$70.24	
04240 JANITORIAL CONTRACT				\$1,483.00	\$200.00	\$0.00	\$1,683.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/3/2026	AP 514270 - Enter Bill		PROPERTYR - PROPERTY RESCUE LLC	August	\$200.00	\$0.00	
04250 ELEVATOR CONTRACT / INSPECT				\$2,190.00	\$188.00	\$0.00	\$2,378.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2026	AP 512718 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	August	\$188.00	\$0.00	
04252 ELEVATOR PHONE				\$704.49	\$0.00	\$0.00	\$704.49
04255 FIRE/SECURITY MONITOR MAINT				\$1,350.34	\$0.00	\$0.00	\$1,350.34
04290 PEST CONTROL / INTERNAL				\$720.00	\$0.00	\$0.00	\$720.00
04305 LANDSCAPE CONTRACT				\$3,780.00	\$540.00	\$0.00	\$4,320.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/18/2026	AP 515556 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	August	\$540.00	\$0.00	
04310 LANDSCAPE IMPROVEMENT				\$12,500.25	\$0.00	\$0.00	\$12,500.25
04311 MULCH				\$2,665.75	\$0.00	\$0.00	\$2,665.75

Account				Balance Forward	Debits	Credits	Ending Balance
04340 IRRIGATION CONTRACT				\$1,379.09	\$160.00	\$0.00	\$1,539.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/5/2026	AP 513070 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	July	\$160.00	\$0.00	
04341 IRRIGATION REPAIRS				\$905.89	\$0.00	\$0.00	\$905.89
04380 PEST / WEED EXTERIOR				\$390.00	\$390.00	\$0.00	\$780.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/18/2026	AP 515556 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	August	\$390.00	\$0.00	
04390 TREE TRIMMING				\$105.00	\$0.00	\$0.00	\$105.00
04601 ELECTRIC				\$805.11	\$163.32	\$0.00	\$968.43
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/4/2026	AP 512034 - Enter Bill		FPL - FPL	12170	\$163.32	\$0.00	
04610 WATER/SEWER				\$9,573.79	\$1,190.41	\$0.00	\$10,764.20
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/10/2026	AP 512035 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$1,190.41	\$0.00	
04640 TRASH				\$4,715.06	\$1,279.36	\$0.00	\$5,994.42
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/19/2026	AP 514857 - Hand Written Check	ACH PAYMENT	WASTE - WM CORPORATE SERVICES INC		\$639.68	\$0.00	
8/28/2026	AP 513069 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$639.68	\$0.00	
04827 PAVER PROJECT				\$6,600.00	\$0.00	\$0.00	\$6,600.00
04831 PAVING PROJECT				\$20,800.00	\$0.00	\$0.00	\$20,800.00
04920 GENERAL RESERVES				\$6,133.33	\$876.19	\$0.00	\$7,009.52
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
8/18/2026	GL 514467 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$876.19	\$0.00	
09999 YEAR END SURPLUS				\$329,639.85	\$0.00	\$0.00	\$329,639.85
Total:				\$329,639.85	\$47,152.45	\$47,152.45	\$329,639.85

KELLY GREENS TERRACE VII COA INC

FUND BALANCE SHEET

As of: 11/30/2025

Assets

Account Asset	Operating	Reserves	Total
01001 OPERATING-FIRST HORIZON-3430	\$414,434.11	\$0.00	\$414,434.11
01003 SANIBEL CAPTIVA 9969 OP	\$259,717.57	\$0.00	\$259,717.57
01005 RESERVE-FIRST HORIZON-3416	\$0.00	\$17,559.92	\$17,559.92
01060 DUE FROM RESERVES	\$36,927.01	\$0.00	\$36,927.01
01150 ACCOUNTS RECEIVABLE	\$12,250.00	\$0.00	\$12,250.00
Asset Total	\$723,328.69	\$17,559.92	\$740,888.61
Total Assets:	\$723,328.69	\$17,559.92	\$740,888.61

Liabilities

Account Liability	Operating	Reserves	Total
02050 DUE TO OPERATING	\$0.00	\$36,927.01	\$36,927.01
02140 PREPAID OWNERS FEES	\$4,850.00	\$0.00	\$4,850.00
02150 DEFERRED MAINTENANCE FEES	\$17,500.00	\$0.00	\$17,500.00
Liability Total	\$22,350.00	\$36,927.01	\$59,277.01
Total Liabilities:	\$22,350.00	\$36,927.01	\$59,277.01

Equity

Account Reserves	Operating	Reserves	Total
02901 RESERVES - PAINTING	\$0.00	\$11,600.20	\$11,600.20
02905 RESERVES - PAVING	\$0.00	\$11,692.41	\$11,692.41
02906 RESERVES - PAVING RESEAL	\$0.00	\$1,000.08	\$1,000.08
02910 RESERVES - ROOF	\$0.00	\$2,044.42	\$2,044.42
02911 RESERVES - ELEVATOR	\$0.00	\$100.00	\$100.00
02912 RESERVES - A/C LINE REPL	\$0.00	\$149.96	\$149.96
02913 RESERVES - CARPORTS	\$0.00	\$22,985.50	\$22,985.50
02914 RESERVES - LANAI RENOVATION	\$0.00	\$6,000.00	\$6,000.00
02919 RESERVES - INTEREST	\$0.00	\$14,217.35	\$14,217.35
02920 RESERVES - DEFERRED MAINT	\$0.00	\$69,336.47	\$69,336.47
02929 RESERVE-HURRICANE IAN EXPENSES	\$0.00	(\$158,493.48)	(\$158,493.48)
Reserves Total	\$0.00	(\$19,367.09)	(\$19,367.09)
Members Equity			
02950 PRIOR YEAR / SURPLUS (DEFICIT)	\$253,133.66	\$0.00	\$253,133.66
Members Equity Total	\$253,133.66	\$0.00	\$253,133.66
Current Year Net Income/(Loss)	\$447,845.03	\$0.00	\$447,845.03
Total Equity:	\$700,978.69	(\$19,367.09)	\$681,611.60

Account	Operating	Reserves	Total
Total Liabilities & Equity	\$723,328.69	\$17,559.92	\$740,888.61

KELLY GREENS TERRACE VII COA INC

INCOME STATEMENT

Start: 11/01/2025 | End: 11/30/2025

Income

Run Date: 12/17/2025
Run Time: 10:54 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
03010 MAINTENANCE FEES	17,500.00	17,500.00	0.00	192,500.00	192,500.00	0.00	210,000.00
03020 IAN WIND INCOME	0.00	0.00	0.00	820,000.00	0.00	820,000.00	0.00
03030 OTHER INCOME	0.00	0.00	0.00	1.00	0.00	1.00	0.00
03120 INTEREST INCOME	497.59	0.00	497.59	1,717.57	0.00	1,717.57	0.00
Income Total	17,997.59	17,500.00	497.59	1,014,218.57	192,500.00	821,718.57	210,000.00
Total Income	17,997.59	17,500.00	497.59	1,014,218.57	192,500.00	821,718.57	210,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GENERAL & ADMINISTRATIVE							
04004 CONDO STATE FEE	0.00	10.00	10.00	120.00	110.00	(10.00)	120.00
04005 CORP ANNUAL REPORT	0.00	5.10	5.10	61.25	56.10	(5.15)	61.25
04006 LEGAL / PROFESSIONAL FEES	0.00	41.66	41.66	480.00	458.26	(21.74)	500.00
04007 TAXES/TAX PREP	0.00	17.91	17.91	215.00	197.01	(17.99)	215.00
04008 PERMITS	0.00	6.25	6.25	0.00	68.75	68.75	75.00
04015 OFFICE / POSTAGE / SUPPLIES	33.35	100.00	66.65	679.32	1,100.00	420.68	1,200.00
04060 MANAGEMENT FEE	630.00	630.00	0.00	6,930.00	6,930.00	0.00	7,560.00
04070 COMMUNITY ASSESSMENT	2,106.77	2,106.77	0.00	23,174.47	23,174.47	0.00	25,281.24
04090 INSURANCE - LIAB / PKG / WIND	(2,479.00)	7,000.00	9,479.00	85,646.80	77,000.00	(8,646.80)	84,000.00
04093 INSURANCE - FLOOD	0.00	750.00	750.00	11,029.00	8,250.00	(2,779.00)	9,000.00
04097 INSURANCE - WC	0.00	0.00	0.00	503.00	0.00	(503.00)	0.00
GENERAL & ADMINISTRATIVE Total	291.12	10,667.69	10,376.57	128,838.84	117,344.59	(11,494.25)	128,012.49

BUILDING

04210 MAINTENANCE REPAIRS	14,857.36	2,333.33	(12,524.03)	34,152.12	25,666.63	(8,485.49)	28,000.00
04240 JANITORIAL CONTRACT	283.00	283.00	0.00	3,130.50	3,113.00	(17.50)	3,396.00
04250 ELEVATOR CONTRACT / INSPECT	0.00	175.00	175.00	3,210.84	1,925.00	(1,285.84)	2,100.00
04252 ELEVATOR PHONE	0.00	65.00	65.00	1,092.98	715.00	(377.98)	780.00
04255 FIRE/SECURITY MONITOR MAINT	0.00	41.66	41.66	166.90	458.26	291.36	500.00
04260 LIGHT REPLACEMENTS	3.50	0.00	(3.50)	3.50	0.00	(3.50)	0.00
04290 PEST CONTROL / INTERNAL	0.00	70.00	70.00	1,530.00	770.00	(760.00)	840.00
BUILDING Total	15,143.86	2,967.99	(12,175.87)	43,286.84	32,647.89	(10,638.95)	35,616.00

GROUNDS

04305 LANDSCAPE CONTRACT	490.00	460.00	(30.00)	5,940.00	5,060.00	(880.00)	5,520.00
04310 LANDSCAPE IMPROVEMENT	0.00	666.67	666.67	0.00	7,333.37	7,333.37	8,000.00
04311 MULCH	0.00	145.83	145.83	0.00	1,604.13	1,604.13	1,750.00
04340 IRRIGATION CONTRACT	160.00	160.00	0.00	1,600.00	1,760.00	160.00	1,920.00
04341 IRRIGATION REPAIRS	63.63	41.66	(21.97)	624.38	458.26	(166.12)	500.00
04380 PEST / WEED EXTERIOR	0.00	160.00	160.00	780.00	1,760.00	980.00	1,920.00
04390 TREE TRIMMING	0.00	41.66	41.66	0.00	458.26	458.26	500.00
GROUNDS Total	713.63	1,675.82	962.19	8,944.38	18,434.02	9,489.64	20,110.00

UTILITIES

04601 ELECTRIC	226.50	66.67	(159.83)	1,430.64	733.37	(697.27)	800.00
----------------	--------	-------	----------	----------	--------	----------	--------

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
04610 WATER/SEWER	1,064.02	1,125.00	60.98	11,712.43	12,375.00	662.57	13,500.00
04640 TRASH	450.70	316.67	(134.03)	4,888.41	3,483.37	(1,405.04)	3,800.00
UTILITIES Total	1,741.22	1,508.34	(232.88)	18,031.48	16,591.74	(1,439.74)	18,100.00
PROJECTS							
04827 PAVER PROJECT	0.00	0.00	0.00	5,500.00	0.00	(5,500.00)	0.00
04828 SPALLING	0.00	0.00	0.00	126,406.00	0.00	(126,406.00)	0.00
04829 HURRICANE IAN EXPENSES	0.00	0.00	0.00	227,918.97	0.00	(227,918.97)	0.00
PROJECTS Total	0.00	0.00	0.00	359,824.97	0.00	(359,824.97)	0.00
RESERVES / CONTINGENCY							
04901 CONTINGENCY	0.00	3.12	3.12	0.00	34.32	34.32	37.48
04920 GENERAL RESERVES	677.00	677.00	0.00	7,447.03	7,447.00	(0.03)	8,124.03
RESERVES / CONTINGENCY Total	677.00	680.12	3.12	7,447.03	7,481.32	34.29	8,161.51
Total Expense	18,566.83	17,499.96	(1,066.87)	566,373.54	192,499.56	(373,873.98)	210,000.00
Net Income	(569.24)	0.04	(569.28)	447,845.03	0.44	447,844.59	0.00

KELLY GREENS TERRACE VII COA INC

Run Date: 12/17/2025
Run Time: 10:54 AM

PREPAID OWNERS

As of: 11/30/2025

Owner	Address	Account #	Lot #		Prepaid Balance
REDDY KUMAR TTEE	12170 KELLY SANDS WAY 717	717	717	PP - General	\$1,350.00
				Total	\$1,350.00
REX & PAMELA NICHOLS	12170 KELLY SANDS WAY 722	722	722	PP - General	\$3,500.00
				Total	\$3,500.00
				PP - General	\$4,850.00
				Total	\$4,850.00

Aged Open Items

KELLY GREENS TERRACE VII COA INC
As of: 11/30/2025

Run Date: 12/17/2025
Run Time: 10:54 AM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
Total				\$0.00	\$0.00	\$0.00	\$0.00
Grand Total							\$0.00

KELLY GREENS TERRACE VII COA INC

CHECK REGISTER - DETAILED

START: 11/01/2025 | END: 11/30/2025

Run Date: 12/17/2025
Run Time: 10:54 AM

Date	Check	Vendor	Reference	Amount
FIRST HORIZON BANK OPERATING-FIRST HORIZON-3430				
11/28/2025	100144	GMSWF - GROUNDS MASTER OF SW FL INC	November	\$490.00
11/18/2025	Inv: 15856	Acct: 04305 - 000 - LANDSCAPE CONTRACT	November	\$490.00
11/21/2025	1128	ACCI - ACCI-ALUMINUM CONCEPTS CON...	REMOVE/REPLACE FRONT ENTRY DOORS	\$12,500.00
11/21/2025	Inv: C.R11.21	Acct: 04210 - 000 - MAINTENANCE REPAIRS	REMOVE/REPLACE FRONT ENTRY DOORS	\$12,500.00
11/10/2025	100143	NEWELLPM - NEWELL PROPERTY MANAGEMENT	Various expenses	\$33.35
11/01/2025	Inv: 11-2025KT7-OE	Acct: 04015 - 000 - OFFICE / POSTAGE /...	Various expenses	\$33.35
11/10/2025	300041	LCU - LEE COUNTY UTILITIES	12170	\$1,064.02
11/10/2025	Inv: 102025-44-8	Acct: 04610 - 000 - WATER/SEWER	12170	\$1,064.02
11/06/2025	100139	TM - TROPICAL MAINTENANCE OF SOUT...	November	\$286.50
11/10/2025	Inv: 1122-25	Acct: 04240 - 000 - JANITORIAL CONTRACT	November	\$283.00
11/10/2025	Inv: 1122-25	Acct: 04260 - 000 - LIGHT REPLACEMENTS	November	\$3.50
11/06/2025	100140	AWS - AUTOMATED WATER SYSTEMS INC	October	\$223.63
11/15/2025	Inv: 41803	Acct: 04340 - 000 - IRRIGATION CONTRACT	October	\$160.00
11/15/2025	Inv: 41803	Acct: 04341 - 000 - IRRIGATION REPAIRS	October	\$63.63
11/06/2025	100141	COUP - COUP ELETRIC CO	Install fixtures	\$1,640.00
10/27/2025	Inv: 34542011	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Install fixtures	\$1,640.00
11/06/2025	100142	NEWELLPM - NEWELL PROPERTY MANAGEMENT	November - Mgt. fee	\$630.00
11/01/2025	Inv: 11-2025KT7-MF	Acct: 04060 - 000 - MANAGEMENT FEE	November - Mgt. fee	\$630.00
11/04/2025	1127	FYR - FYR-FYTER INC	Annual Fire Alarm Inspection -Per...	\$1,860.36
11/04/2025	Inv: A19047.	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Annual Fire Alarm Inspection -Per Wayne	\$1,860.36

Date	Check	Vendor	Reference	Amount
11/04/2025	300040	FPL - FPL	12170	\$226.50
11/04/2025	Inv: 102425-5346	Acct: 04601 - 000 - ELECTRIC	12170	\$226.50
11/03/2025	300039	WASTE - WM CORPORATE SERVICES INC	12170	\$450.70
11/26/2025	Inv: 0182156-4028-7	Acct: 04640 - 000 - TRASH	12170	\$450.70
11/01/2025	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MASTER FEE-NOVEMBER	\$2,106.77
11/01/2025	Inv: 11-01-25	Acct: 04070 - 000 - COMMUNITY ASSESSMENT	MASTER FEE-NOVEMBER	\$2,106.77
Sub-Total:				\$21,511.83

Total: \$21,511.83

KELLY GREENS TERRACE VII COA INC

Run Date: 12/17/2025

Run Time: 10:54 AM

GENERAL LEDGER DETAIL

As of: Start: 11/01/2025 | End: 11/30/2025

Account				Balance Forward	Debits	Credits	Ending Balance
01001 OPERATING-FIRST HORIZON-3430				\$426,963.94	\$9,479.00	\$22,008.83	\$414,434.11
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AP 455803 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MASTER FEE- NOVEMBER	\$0.00	\$2,106.77	
11/3/2025	AR 455910 - Cash Receipts - Manual	0040788236			\$1,750.00	\$0.00	
11/3/2025	AP 456129 - External Check	300039	WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$450.70	
11/4/2025	AP 456485 - Print Check	1127	FYR - FYR-FYTER INC	Annual Fire Alarm Inspection -Per Wayne	\$0.00	\$1,860.36	
11/4/2025	AP 456680 - External Check	300040	FPL - FPL	12170	\$0.00	\$226.50	
11/6/2025	AP 457701 - External Check	100139	TM - TROPICAL MAINTENANCE OF SOUTH FL INC	November	\$0.00	\$286.50	
11/6/2025	AP 457702 - External Check	100140	AWS - AUTOMATED WATER SYSTEMS INC	October	\$0.00	\$223.63	
11/6/2025	AP 457703 - External Check	100141	COUP - COUP ELETRIC CO	Install fixtures	\$0.00	\$1,640.00	
11/6/2025	AP 457704 - External Check	100142	NEWELLPM - NEWELL PROPERTY MANAGEMENT	November - Mgt. fee	\$0.00	\$630.00	
11/6/2025	AR 458885 - Cash Receipts - Lockbox	0000011443			\$1,750.00	\$0.00	
11/10/2025	AP 458547 - External Check	300041	LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,064.02	
11/10/2025	AP 458548 - External Check	100143	NEWELLPM - NEWELL PROPERTY MANAGEMENT	Various expenses	\$0.00	\$33.35	
11/11/2025	AR 458824 - Cash Receipts - Miscellaneous	0000783046		Refund due to endorsement credit Policy HCP006417	\$2,479.00	\$0.00	
11/17/2025	AR 460113 - Cash Receipts - Lockbox	0000006286			\$1,750.00	\$0.00	
11/21/2025	AP 460947 - Print Check	1128	ACCI - ACCI-ALUMINUM CONCEPTS CONSTRUCTION	REMOVE/REPLACE FRONT ENTRY DOORS	\$0.00	\$12,500.00	
11/26/2025	GL 461716 - Journal Entry			BK TRANS COUP INV 31623265 PAID BY WRONG HOA	\$0.00	\$497.00	
11/28/2025	AP 461903 - External Check	100144	GMSWF - GROUNDS MASTER OF SW FL INC	November	\$0.00	\$490.00	
11/28/2025	AR 462133 - Cash Receipts - Lockbox	0000000123			\$1,750.00	\$0.00	
01003 SANIBEL CAPTIVA 9969 OP				\$259,219.98	\$497.59	\$0.00	\$259,717.57
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 467179 - Misc Deposit			NOV RES INTEREST	\$497.59	\$0.00	
01005 RESERVE-FIRST HORIZON-3416				\$17,557.04	\$2.88	\$0.00	\$17,559.92
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 464730 - Misc Deposit			NOV RES INTEREST	\$2.88	\$0.00	
01060 DUE FROM RESERVES				\$37,604.01	\$0.00	\$677.00	\$36,927.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/18/2025	GL 460039 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$677.00	

Account				Balance Forward	Debits	Credits	Ending Balance
01150 ACCOUNTS RECEIVABLE				\$17,900.00	\$0.00	\$5,650.00	\$12,250.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/3/2025	AR 455910 - Cash Receipts - Manual	0040788236			\$0.00	\$1,750.00	
11/6/2025	AR 458885 - Cash Receipts - Lockbox	0000011443			\$0.00	\$1,750.00	
11/17/2025	AR 460113 - Cash Receipts - Lockbox	0000006286			\$0.00	\$1,750.00	
11/28/2025	AR 462133 - Cash Receipts - Lockbox	0000000123			\$0.00	\$400.00	
02010 ACCOUNTS PAYABLE				(\$1,640.00)	\$19,405.06	\$17,765.06	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AP 457265 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	November - Mgt. fee	\$0.00	\$630.00	
11/1/2025	AP 458167 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	Various expenses	\$0.00	\$33.35	
11/3/2025	AP 456129 - External Check	300039	WASTE - WM CORPORATE SERVICES INC	12170	\$450.70	\$0.00	
11/4/2025	AP 456484 - Enter Bill		FYR - FYR-FYTER INC	Annual Fire Alarm Inspection -Per Wayne	\$0.00	\$1,860.36	
11/4/2025	AP 456485 - Print Check	1127	FYR - FYR-FYTER INC	Annual Fire Alarm Inspection -Per Wayne	\$1,860.36	\$0.00	
11/4/2025	AP 456678 - Enter Bill		FPL - FPL	12170	\$0.00	\$226.50	
11/4/2025	AP 456680 - External Check	300040	FPL - FPL	12170	\$226.50	\$0.00	
11/6/2025	AP 457701 - External Check	100139	TM - TROPICAL MAINTENANCE OF SOUTH FL INC	November	\$286.50	\$0.00	
11/6/2025	AP 457702 - External Check	100140	AWS - AUTOMATED WATER SYSTEMS INC	October	\$223.63	\$0.00	
11/6/2025	AP 457703 - External Check	100141	COUP - COUP ELETRIC CO	Install fixtures	\$1,640.00	\$0.00	
11/6/2025	AP 457704 - External Check	100142	NEWELLPM - NEWELL PROPERTY MANAGEMENT	November - Mgt. fee	\$630.00	\$0.00	
11/10/2025	AP 457264 - Enter Bill		TM - TROPICAL MAINTENANCE OF SOUTH FL INC	November	\$0.00	\$286.50	
11/10/2025	AP 458545 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,064.02	
11/10/2025	AP 458547 - External Check	300041	LCU - LEE COUNTY UTILITIES	12170	\$1,064.02	\$0.00	
11/10/2025	AP 458548 - External Check	100143	NEWELLPM - NEWELL PROPERTY MANAGEMENT	Various expenses	\$33.35	\$0.00	
11/15/2025	AP 457262 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	October	\$0.00	\$223.63	
11/18/2025	AP 461806 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	November	\$0.00	\$490.00	
11/21/2025	AP 460946 - Enter Bill		ACCI - ACCI-ALUMINUM CONCEPTS CONSTRUCTION	REMOVE/REPLACE FRONT ENTRY DOORS	\$0.00	\$12,500.00	
11/21/2025	AP 460947 - Print Check	1128	ACCI - ACCI-ALUMINUM CONCEPTS CONSTRUCTION	REMOVE/REPLACE FRONT ENTRY DOORS	\$12,500.00	\$0.00	
11/26/2025	AP 456127 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$450.70	
11/28/2025	AP 461903 - External Check	100144	GMSWF - GROUNDS MASTER OF SW FL INC	November	\$490.00	\$0.00	
02050 DUE TO OPERATING				(\$37,604.01)	\$677.00	\$0.00	(\$36,927.01)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/18/2025	GL 460039 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$677.00	\$0.00	
02140 PREPAID OWNERS FEES				(\$3,500.00)	\$0.00	\$1,350.00	(\$4,850.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/28/2025	AR 462133 - Cash	0000000123			\$0.00	\$1,350.00	

Account				Balance Forward	Debits	Credits	Ending Balance
Receipts - Lockbox							
02150 DEFERRED MAINTENANCE FEES				(\$35,000.00)	\$17,500.00	\$0.00	(\$17,500.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/18/2025	GL 460042 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$17,500.00	\$0.00	
02901 RESERVES - PAINTING				(\$11,600.20)	\$0.00	\$0.00	(\$11,600.20)
02905 RESERVES - PAVING				(\$11,603.48)	\$0.00	\$88.93	(\$11,692.41)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/18/2025	GL 460039 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$88.93	
02906 RESERVES - PAVING RESEAL				(\$1,000.08)	\$0.00	\$0.00	(\$1,000.08)
02910 RESERVES - ROOF				(\$1,661.29)	\$0.00	\$383.13	(\$2,044.42)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/18/2025	GL 460039 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$383.13	
02911 RESERVES - ELEVATOR				(\$100.00)	\$0.00	\$0.00	(\$100.00)
02912 RESERVES - A/C LINE REPL				(\$149.96)	\$0.00	\$0.00	(\$149.96)
02913 RESERVES - CARPORTS				(\$22,780.56)	\$0.00	\$204.94	(\$22,985.50)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/18/2025	GL 460039 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$204.94	
02914 RESERVES - LANAI RENOVATION				(\$6,000.00)	\$0.00	\$0.00	(\$6,000.00)
02919 RESERVES - INTEREST				(\$14,214.47)	\$0.00	\$2.88	(\$14,217.35)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 464730 - Misc Deposit			NOV RES INTEREST	\$0.00	\$2.88	
02920 RESERVES - DEFERRED MAINT				(\$69,336.47)	\$0.00	\$0.00	(\$69,336.47)
02929 RESERVE-HURRICANE IAN EXPENSES				\$158,493.48	\$0.00	\$0.00	\$158,493.48
02950 PRIOR YEAR / SURPLUS (DEFICIT)				(\$253,133.66)	\$0.00	\$0.00	(\$253,133.66)
03010 MAINTENANCE FEES				(\$175,000.00)	\$0.00	\$17,500.00	(\$192,500.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/18/2025	GL 460042 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$0.00	\$17,500.00	
03020 IAN WIND INCOME				(\$820,000.00)	\$0.00	\$0.00	(\$820,000.00)
03030 OTHER INCOME				(\$1.00)	\$0.00	\$0.00	(\$1.00)
03120 INTEREST INCOME				(\$1,219.98)	\$0.00	\$497.59	(\$1,717.57)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/30/2025	GL 467179 - Misc Deposit			NOV RES INTEREST	\$0.00	\$497.59	
04004 CONDO STATE FEE				\$120.00	\$0.00	\$0.00	\$120.00
04005 CORP ANNUAL REPORT				\$61.25	\$0.00	\$0.00	\$61.25
04006 LEGAL / PROFESSIONAL FEES				\$480.00	\$0.00	\$0.00	\$480.00
04007 TAXES/TAX PREP				\$215.00	\$0.00	\$0.00	\$215.00
04015 OFFICE / POSTAGE / SUPPLIES				\$645.97	\$33.35	\$0.00	\$679.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AP 458167 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	Various expenses	\$33.35	\$0.00	
04060 MANAGEMENT FEE				\$6,300.00	\$630.00	\$0.00	\$6,930.00

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AP 457265 - Enter Bill		NEWELLP - NEWELL PROPERTY MANAGEMENT	November - Mgt. fee	\$630.00	\$0.00	
04070 COMMUNITY ASSESSMENT				\$21,067.70	\$2,106.77	\$0.00	\$23,174.47
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2025	AP 455803 - Hand Written Check	BANK TRANSFER	KC3 - KELLY GREENS COMMUNITY 3	MASTER FEE- NOVEMBER	\$2,106.77	\$0.00	
04090 INSURANCE - LIAB / PKG / WIND				\$88,125.80	\$0.00	\$2,479.00	\$85,646.80
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/11/2025	AR 458824 - Cash Receipts - Miscellaneous	0000783046		Refund due to endorsement credit Policy HCP006417	\$0.00	\$2,479.00	
04093 INSURANCE - FLOOD				\$11,029.00	\$0.00	\$0.00	\$11,029.00
04097 INSURANCE - WC				\$503.00	\$0.00	\$0.00	\$503.00
04210 MAINTENANCE REPAIRS				\$19,294.76	\$14,857.36	\$0.00	\$34,152.12
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/4/2025	AP 456484 - Enter Bill		FYR - FYR-FYTER INC	Annual Fire Alarm Inspection -Per Wayne	\$1,860.36	\$0.00	
11/21/2025	AP 460946 - Enter Bill		ACCI - ACCI-ALUMINUM CONCEPTS CONSTRUCTION	REMOVE/REPLACE FRONT ENTRY DOORS	\$12,500.00	\$0.00	
11/26/2025	GL 461716 - Journal Entry			BK TRANS COUP INV 31623265 PAID BY WRONG HOA	\$497.00	\$0.00	
04240 JANITORIAL CONTRACT				\$2,847.50	\$283.00	\$0.00	\$3,130.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/10/2025	AP 457264 - Enter Bill		TM - TROPICAL MAINTENANCE OF SOUTH FL INC	November	\$283.00	\$0.00	
04250 ELEVATOR CONTRACT / INSPECT				\$3,210.84	\$0.00	\$0.00	\$3,210.84
04252 ELEVATOR PHONE				\$1,092.98	\$0.00	\$0.00	\$1,092.98
04255 FIRE/SECURITY MONITOR MAINT				\$166.90	\$0.00	\$0.00	\$166.90
04260 LIGHT REPLACEMENTS				\$0.00	\$3.50	\$0.00	\$3.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/10/2025	AP 457264 - Enter Bill		TM - TROPICAL MAINTENANCE OF SOUTH FL INC	November	\$3.50	\$0.00	
04290 PEST CONTROL / INTERNAL				\$1,530.00	\$0.00	\$0.00	\$1,530.00
04305 LANDSCAPE CONTRACT				\$5,450.00	\$490.00	\$0.00	\$5,940.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/18/2025	AP 461806 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	November	\$490.00	\$0.00	
04340 IRRIGATION CONTRACT				\$1,440.00	\$160.00	\$0.00	\$1,600.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/15/2025	AP 457262 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	October	\$160.00	\$0.00	
04341 IRRIGATION REPAIRS				\$560.75	\$63.63	\$0.00	\$624.38
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/15/2025	AP 457262 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	October	\$63.63	\$0.00	
04380 PEST / WEED EXTERIOR				\$780.00	\$0.00	\$0.00	\$780.00
04601 ELECTRIC				\$1,204.14	\$226.50	\$0.00	\$1,430.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/4/2025	AP 456678 - Enter Bill		FPL - FPL	12170	\$226.50	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
04610 WATER/SEWER				\$10,648.41	\$1,064.02	\$0.00	\$11,712.43
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/10/2025	AP 458545 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$1,064.02	\$0.00	
04640 TRASH				\$4,437.71	\$450.70	\$0.00	\$4,888.41
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/26/2025	AP 456127 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$450.70	\$0.00	
04827 PAVER PROJECT				\$5,500.00	\$0.00	\$0.00	\$5,500.00
04828 SPALLING				\$126,406.00	\$0.00	\$0.00	\$126,406.00
04829 HURRICANE IAN EXPENSES				\$227,918.97	\$0.00	\$0.00	\$227,918.97
04920 GENERAL RESERVES				\$6,770.03	\$677.00	\$0.00	\$7,447.03
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/18/2025	GL 460039 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$677.00	\$0.00	
Total:				\$0.00	\$68,607.36	\$68,607.36	\$0.00

KELLY GREENS TERRACE VII COA INC

FUND BALANCE SHEET

As of: 12/31/2025

Assets

Account Asset	Operating	Reserves	Total
01001 OPERATING-FIRST HORIZON-3430	\$284,873.51	\$0.00	\$284,873.51
01003 SANIBEL CAPTIVA 9969 OP	\$260,249.99	\$0.00	\$260,249.99
01005 RESERVE-FIRST HORIZON-3416	\$0.00	\$17,562.90	\$17,562.90
01060 DUE FROM RESERVES	\$36,250.01	\$0.00	\$36,250.01
01150 ACCOUNTS RECEIVABLE	\$7,525.00	\$0.00	\$7,525.00
Asset Total	\$588,898.51	\$17,562.90	\$606,461.41
Total Assets:	\$588,898.51	\$17,562.90	\$606,461.41

Liabilities

Account Liability	Operating	Reserves	Total
02050 DUE TO OPERATING	\$0.00	\$36,250.01	\$36,250.01
02140 PREPAID OWNERS FEES	\$6,125.00	\$0.00	\$6,125.00
Liability Total	\$6,125.00	\$36,250.01	\$42,375.01
Total Liabilities:	\$6,125.00	\$36,250.01	\$42,375.01

Equity

Account Reserves	Operating	Reserves	Total
02901 RESERVES - PAINTING	\$0.00	\$11,600.20	\$11,600.20
02905 RESERVES - PAVING	\$0.00	\$11,781.34	\$11,781.34
02906 RESERVES - PAVING RESEAL	\$0.00	\$1,000.08	\$1,000.08
02910 RESERVES - ROOF	\$0.00	\$2,427.55	\$2,427.55
02911 RESERVES - ELEVATOR	\$0.00	\$100.00	\$100.00
02912 RESERVES - A/C LINE REPL	\$0.00	\$149.96	\$149.96
02913 RESERVES - CARPORTS	\$0.00	\$23,190.44	\$23,190.44
02914 RESERVES - LANAI RENOVATION	\$0.00	\$6,000.00	\$6,000.00
02919 RESERVES - INTEREST	\$0.00	\$14,220.33	\$14,220.33
02920 RESERVES - DEFERRED MAINT	\$0.00	\$69,336.47	\$69,336.47
02929 RESERVE-HURRICANE IAN EXPENSES	\$0.00	(\$158,493.48)	(\$158,493.48)
Reserves Total	\$0.00	(\$18,687.11)	(\$18,687.11)
Members Equity			
02950 PRIOR YEAR / SURPLUS (DEFICIT)	\$253,133.66	\$0.00	\$253,133.66
Members Equity Total	\$253,133.66	\$0.00	\$253,133.66
Current Year Net Income/(Loss)	\$329,639.85	\$0.00	\$329,639.85
Total Equity:	\$582,773.51	(\$18,687.11)	\$564,086.40
Total Liabilities & Equity	\$588,898.51	\$17,562.90	\$606,461.41

KELLY GREENS TERRACE VII COA INC

Run Date: 01/28/2026
Run Time: 01:33 PM

INCOME STATEMENT
Start: 12/01/2025 | End: 12/31/2025
Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
03010 MAINTENANCE FEES	17,500.00	17,500.00	0.00	210,000.00	210,000.00	0.00	210,000.00
03020 IAN WIND INCOME	0.00	0.00	0.00	820,000.00	0.00	820,000.00	0.00
03030 OTHER INCOME	0.00	0.00	0.00	1.00	0.00	1.00	0.00
03120 INTEREST INCOME	532.42	0.00	532.42	2,249.99	0.00	2,249.99	0.00
Income Total	18,032.42	17,500.00	532.42	1,032,250.99	210,000.00	822,250.99	210,000.00
Total Income	18,032.42	17,500.00	532.42	1,032,250.99	210,000.00	822,250.99	210,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GENERAL & ADMINISTRATIVE							
04004 CONDO STATE FEE	120.00	10.00	(110.00)	240.00	120.00	(120.00)	120.00
04005 CORP ANNUAL REPORT	0.00	5.15	5.15	61.25	61.25	0.00	61.25
04006 LEGAL / PROFESSIONAL FEES	0.00	41.74	41.74	480.00	500.00	20.00	500.00
04007 TAXES/TAX PREP	0.00	17.99	17.99	215.00	215.00	0.00	215.00
04008 PERMITS	0.00	6.25	6.25	0.00	75.00	75.00	75.00
04015 OFFICE / POSTAGE / SUPPLIES	44.93	100.00	55.07	724.25	1,200.00	475.75	1,200.00
04060 MANAGEMENT FEE	630.00	630.00	0.00	7,560.00	7,560.00	0.00	7,560.00
04070 COMMUNITY ASSESSMENT	2,106.77	2,106.77	0.00	25,281.24	25,281.24	0.00	25,281.24
04090 INSURANCE - LIAB / PKG / WIND	0.00	7,000.00	7,000.00	85,646.80	84,000.00	(1,646.80)	84,000.00
04093 INSURANCE - FLOOD	0.00	750.00	750.00	11,029.00	9,000.00	(2,029.00)	9,000.00
04097 INSURANCE - WC	0.00	0.00	0.00	503.00	0.00	(503.00)	0.00
GENERAL & ADMINISTRATIVE Total	2,901.70	10,667.90	7,766.20	131,740.54	128,012.49	(3,728.05)	128,012.49

BUILDING

04210 MAINTENANCE REPAIRS	12,468.50	2,333.37	(10,135.13)	46,620.62	28,000.00	(18,620.62)	28,000.00
04240 JANITORIAL CONTRACT	283.00	283.00	0.00	3,413.50	3,396.00	(17.50)	3,396.00
04250 ELEVATOR CONTRACT / INSPECT	0.00	175.00	175.00	3,210.84	2,100.00	(1,110.84)	2,100.00
04252 ELEVATOR PHONE	0.00	65.00	65.00	1,092.98	780.00	(312.98)	780.00
04255 FIRE/SECURITY MONITOR MAINT	0.00	41.74	41.74	166.90	500.00	333.10	500.00
04260 LIGHT REPLACEMENTS	520.00	0.00	(520.00)	523.50	0.00	(523.50)	0.00
04290 PEST CONTROL / INTERNAL	360.00	70.00	(290.00)	1,890.00	840.00	(1,050.00)	840.00
BUILDING Total	13,631.50	2,968.11	(10,663.39)	56,918.34	35,616.00	(21,302.34)	35,616.00

GROUNDS

04305 LANDSCAPE CONTRACT	490.00	460.00	(30.00)	6,430.00	5,520.00	(910.00)	5,520.00
04310 LANDSCAPE IMPROVEMENT	1,050.00	666.63	(383.37)	1,050.00	8,000.00	6,950.00	8,000.00
04311 MULCH	0.00	145.87	145.87	0.00	1,750.00	1,750.00	1,750.00
04340 IRRIGATION CONTRACT	160.00	160.00	0.00	1,760.00	1,920.00	160.00	1,920.00
04341 IRRIGATION REPAIRS	0.00	41.74	41.74	624.38	500.00	(124.38)	500.00
04380 PEST / WEED EXTERIOR	390.00	160.00	(230.00)	1,170.00	1,920.00	750.00	1,920.00
04390 TREE TRIMMING	535.00	41.74	(493.26)	535.00	500.00	(35.00)	500.00
GROUNDS Total	2,625.00	1,675.98	(949.02)	11,569.38	20,110.00	8,540.62	20,110.00

UTILITIES

04601 ELECTRIC	107.57	66.63	(40.94)	1,538.21	800.00	(738.21)	800.00
----------------	--------	-------	---------	----------	--------	----------	--------

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
04610 WATER/SEWER	1,351.27	1,125.00	(226.27)	13,063.70	13,500.00	436.30	13,500.00
04640 TRASH	581.56	316.63	(264.93)	5,469.97	3,800.00	(1,669.97)	3,800.00
UTILITIES Total	2,040.40	1,508.26	(532.14)	20,071.88	18,100.00	(1,971.88)	18,100.00
PROJECTS							
04827 PAVER PROJECT	16,900.00	0.00	(16,900.00)	22,400.00	0.00	(22,400.00)	0.00
04828 SPALLING	0.00	0.00	0.00	126,406.00	0.00	(126,406.00)	0.00
04829 HURRICANE IAN EXPENSES	90,788.00	0.00	(90,788.00)	318,706.97	0.00	(318,706.97)	0.00
04830 ELEVATOR MODERNIZATION	6,674.00	0.00	(6,674.00)	6,674.00	0.00	(6,674.00)	0.00
PROJECTS Total	114,362.00	0.00	(114,362.00)	474,186.97	0.00	(474,186.97)	0.00
RESERVES / CONTINGENCY							
04901 CONTINGENCY	0.00	3.16	3.16	0.00	37.48	37.48	37.48
04920 GENERAL RESERVES	677.00	677.03	0.03	8,124.03	8,124.03	0.00	8,124.03
RESERVES / CONTINGENCY Total	677.00	680.19	3.19	8,124.03	8,161.51	37.48	8,161.51
Total Expense	136,237.60	17,500.44	(118,737.16)	702,611.14	210,000.00	(492,611.14)	210,000.00
Net Income	(118,205.18)	(0.44)	(118,204.74)	329,639.85	0.00	329,639.85	0.00

KELLY GREENS TERRACE VII COA INC

Run Date: 01/28/2026
Run Time: 01:33 PM

PREPAID OWNERS

As of: 12/31/2025

Owner	Address	Account #	Lot #		Prepaid Balance
CHARLES & KRISTIN OWEN	12170 KELLY SANDS WAY 711	711	711	PP - General	\$1,275.00
KRISTIN OWEN, TRUST (O)				Total	\$1,275.00
REDDY KUMAR TTEE	12170 KELLY SANDS WAY 717	717	717	PP - General	\$1,350.00
				Total	\$1,350.00
REX & PAMELA NICHOLS	12170 KELLY SANDS WAY 722	722	722	PP - General	\$3,500.00
				Total	\$3,500.00
				PP - General	\$6,125.00
				Total	\$6,125.00

Aged Open Items

KELLY GREENS TERRACE VII COA INC
As of: 12/31/2025

Run Date: 01/28/2026
Run Time: 01:33 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
Total				\$0.00	\$0.00	\$0.00	\$0.00
Grand Total							\$0.00

KELLY GREENS TERRACE VII COA INC

CHECK REGISTER - DETAILED

START: 12/01/2025 | END: 12/31/2025

Run Date: 01/28/2026
Run Time: 01:33 PM

Date	Check	Vendor	Reference	Amount
FIRST HORIZON BANK OPERATING-FIRST HORIZON-3430				
12/29/2025	100158	COUP - COUP ELETRIC CO	Carport ltg, post lamps	\$2,842.80
12/22/2025	Inv: 35884749	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Carport ltg, post lamps	\$1,660.00
12/17/2025	Inv: 35798203	Acct: 04260 - 000 - LIGHT REPLACEMENTS	Lights, wiring	\$520.00
12/17/2025	Inv: 35798203	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Lights, wiring	\$662.80
12/29/2025	1133	SignStudio - Sign Studio	PER WAYNE	\$931.00
12/29/2025	Inv: C.R	Acct: 04210 - 000 - MAINTENANCE REPAIRS	PER WAYNE	\$931.00
12/26/2025	100154	DOBPR - DEPT OF BUSINESS & PROFES...	Annual Fee	\$120.00
12/19/2025	Inv: 111725-3825	Acct: 04004 - 000 - CONDO STATE FEE	Annual Fee	\$120.00
12/26/2025	100155	EXTERM - THE EXTERMINATOR	4th Qtr	\$75.00
12/15/2025	Inv: 13855	Acct: 04290 - 000 - PEST CONTROL / INT...	4th Qtr	\$75.00
12/26/2025	100156	GMSWF - GROUNDS MASTER OF SW FL INC	December	\$880.00
12/19/2025	Inv: 15933	Acct: 04305 - 000 - LANDSCAPE CONTRACT	December	\$490.00
12/19/2025	Inv: 15933	Acct: 04380 - 000 - PEST / WEED EXTERIOR	December	\$390.00
12/26/2025	100157	Brick&Pave - Brick & Pavers Design	Final - paver	\$8,450.00
12/18/2025	Inv: I251101873	Acct: 04827 - 000 - PAVER PROJECT	Final - paver	\$8,450.00
12/19/2025	100153	JHEITMANN - JOHN HEITMANN	Supplies	\$791.70
12/17/2025	Inv: 121725-4210	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Supplies	\$791.70
12/18/2025	100152	EXTERM - THE EXTERMINATOR	4th Qtr	\$285.00
12/15/2025	Inv: 13666	Acct: 04290 - 000 - PEST CONTROL / INT...	4th Qtr	\$285.00
12/17/2025	100151	GMSWF - GROUNDS MASTER OF SW FL INC	Shrubs removal	\$7,425.00
12/14/2025	Inv: 15910	Acct: 04310 - 000 - LANDSCAPE IMPROVEMENT	Shrubs removal	\$500.00
12/14/2025	Inv: 15911	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Down spouts	\$6,925.00

Date	Check	Vendor	Reference	Amount
12/17/2025	1132	Brick&Pave - Brick & Pavers Design	FINAL PAVER	\$8,450.00
12/17/2025	Inv: I251101873	Acct: 04827 - 000 - PAVER PROJECT	FINAL PAVER	\$8,450.00
12/15/2025	100150	COUP - COUP ELETRIC CO	UF wiring	\$1,498.00
12/11/2025	Inv: 35548611	Acct: 04210 - 000 - MAINTENANCE REPAIRS	UF wiring	\$950.00
12/11/2025	Inv: 35537471	Acct: 04210 - 000 - MAINTENANCE REPAIRS	Wrap light, elev circuit	\$548.00
12/15/2025	1131	GENELE - GENERAL ELEVATOR SOLUTIO...	FINAL ELEV	\$9,312.00
12/15/2025	Inv: 39168	Acct: 04830 - 000 - ELEVATOR MODERNIZATION	FINAL ELEV	\$6,674.00
12/15/2025	Inv: 24975	Acct: 04829 - 000 - HURRICANE IAN EXPENSES	IAN REPAIRS	\$2,638.00
12/12/2025	100149	NEWELLPM - NEWELL PROPERTY MANAGEMENT	Dec-Admin	\$44.93
12/01/2025	Inv: 12-01-2025KT7- OE	Acct: 04015 - 000 - OFFICE / POSTAGE /...	Dec-Admin	\$44.93
12/05/2025	100145	TM - TROPICAL MAINTENANCE OF SOUT...	December	\$283.00
12/10/2025	Inv: 1222-25	Acct: 04240 - 000 - JANITORIAL CONTRACT	December	\$283.00
12/05/2025	100146	AWS - AUTOMATED WATER SYSTEMS INC	November	\$160.00
12/13/2025	Inv: 41903	Acct: 04340 - 000 - IRRIGATION CONTRACT	November	\$160.00
12/05/2025	100147	NEWELLPM - NEWELL PROPERTY MANAGEMENT	December	\$630.00
12/01/2025	Inv: 12-2025KT7-MF	Acct: 04060 - 000 - MANAGEMENT FEE	December	\$630.00
12/05/2025	100148	COASTLINE - COASTLINE TREE SERVICE	Stump Grind	\$1,085.00
12/03/2025	Inv: 359-SO	Acct: 04310 - 000 - LANDSCAPE IMPROVEMENT	Stump Grind	\$550.00
12/03/2025	Inv: 200-SO	Acct: 04390 - 000 - TREE TRIMMING	Palm trimming	\$535.00
12/04/2025	300043	WASTE - WM CORPORATE SERVICES INC	12170	\$581.56
12/25/2025	Inv: 0186138-4028-1	Acct: 04640 - 000 - TRASH	12170	\$581.56

Date	Check	Vendor	Reference	Amount
12/03/2025	300042	LCU - LEE COUNTY UTILITIES	12170	\$1,351.27
12/08/2025	Inv: 111825-44-8	Acct: 04610 - 000 - WATER/SEWER	12170	\$1,351.27
12/03/2025	ACH	FPL - FPL	25337005262422	\$107.57
12/03/2025	Inv: FPL12.03	Acct: 04601 - 000 - ELECTRIC	25337005262422	\$107.57
12/02/2025	1129	KEYSC - KEYS CLAIMS CONSULTANTS LLC	PER WAYNE	\$50,000.00
12/02/2025	Inv: C.R 12.02	Acct: 04829 - 000 - HURRICANE IAN EXPENSES	PER WAYNE	\$50,000.00
12/02/2025	1130	SPI-KT7 - STEVE'S PAINTING INC	Painting	\$38,150.00
12/02/2025	Inv: 9625	Acct: 04829 - 000 - HURRICANE IAN EXPENSES	Painting	\$38,150.00
12/01/2025	Bank Transfer	KC3 - KELLY GREENS COMMUNITY 3	Monthly Master Fee	\$2,106.77
12/01/2025	Inv: 12/01/25.	Acct: 04070 - 000 - COMMUNITY ASSESSMENT	Monthly Master Fee	\$2,106.77
Sub-Total:				\$135,560.60

Total: \$135,560.60

KELLY GREENS TERRACE VII COA INC

Run Date: 01/28/2026

Run Time: 01:33 PM

GENERAL LEDGER DETAIL

As of: Start: 12/01/2025 | End: 12/31/2025

Account				Balance Forward	Debits	Credits	Ending Balance
01001 OPERATING-FIRST HORIZON-3430				\$414,434.11	\$6,000.00	\$135,560.60	\$284,873.51
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/1/2025	AP 462326 - Hand Written Check	Bank Transfer	KC3 - KELLY GREENS COMMUNITY 3	Monthly Master Fee	\$0.00	\$2,106.77	
12/2/2025	AP 462477 - Print Check	1129	KEYSC - KEYS CLAIMS CONSULTANTS LLC	PER WAYNE	\$0.00	\$50,000.00	
12/2/2025	AP 462480 - Print Check	1130	SPI-KT7 - STEVE'S PAINTING INC	Painting	\$0.00	\$38,150.00	
12/2/2025	AR 462555 - Cash Receipts - Manual	0000885021			\$1,700.00	\$0.00	
12/3/2025	AP 463250 - External Check	300042	LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,351.27	
12/3/2025	AP 468038 - Hand Written Check	ACH	FPL - FPL	25337005262422	\$0.00	\$107.57	
12/4/2025	AP 464136 - External Check	300043	WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$581.56	
12/5/2025	AP 464572 - External Check	100145	TM - TROPICAL MAINTENANCE OF SOUTH FL INC	December	\$0.00	\$283.00	
12/5/2025	AP 464573 - External Check	100146	AWS - AUTOMATED WATER SYSTEMS INC	November	\$0.00	\$160.00	
12/5/2025	AP 464574 - External Check	100147	NEWELLPM - NEWELL PROPERTY MANAGEMENT	December	\$0.00	\$630.00	
12/5/2025	AP 464575 - External Check	100148	COASTLINE - COASTLINE TREE SERVICE	Stump Grind	\$0.00	\$1,085.00	
12/12/2025	AP 466132 - External Check	100149	NEWELLPM - NEWELL PROPERTY MANAGEMENT	Dec-Admin	\$0.00	\$44.93	
12/15/2025	AP 466411 - Print Check	1131	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	IAN REPAIRS	\$0.00	\$9,312.00	
12/15/2025	AP 466928 - External Check	100150	COUP - COUP ELETRIC CO	Wrap light, elev circuit	\$0.00	\$1,498.00	
12/17/2025	AP 467230 - Print Check	1132	Brick&Pave - Brick & Pavers Design	FINAL PAVER	\$0.00	\$8,450.00	
12/17/2025	AP 467385 - External Check	100151	GMSWF - GROUNDS MASTER OF SW FL INC	Shrubs removal	\$0.00	\$7,425.00	
12/18/2025	AP 467847 - External Check	100152	EXTERM - THE EXTERMINATOR	4th Qtr	\$0.00	\$285.00	
12/19/2025	AP 467996 - External Check	100153	JHEITMANN - JOHN HEITMANN	Supplies	\$0.00	\$791.70	
12/23/2025	AR 468562 - Cash Receipts - Manual	1017			\$1,750.00	\$0.00	
12/26/2025	AP 468895 - External Check	100154	DOBPR - DEPT OF BUSINESS & PROFESSIONAL REGULATION	Annual Fee	\$0.00	\$120.00	
12/26/2025	AP 468896 - External Check	100155	EXTERM - THE EXTERMINATOR	4th Qtr	\$0.00	\$75.00	
12/26/2025	AP 468897 - External Check	100156	GMSWF - GROUNDS MASTER OF SW FL INC	December	\$0.00	\$880.00	
12/26/2025	AP 468898 - External Check	100157	Brick&Pave - Brick & Pavers Design	Final - paver	\$0.00	\$8,450.00	
12/29/2025	AP 469040 - Print Check	1133	SignStudio - Sign Studio	PER WAYNE	\$0.00	\$931.00	
12/29/2025	AP 469496 - External Check	100158	COUP - COUP ELETRIC CO	Lights, wiring	\$0.00	\$2,842.80	
12/30/2025	AR 470863 - Cash Receipts - Lockbox	0000007757			\$1,275.00	\$0.00	
12/31/2025	AR 470898 - Cash Receipts - Lockbox	0000002504			\$1,275.00	\$0.00	
01003 SANIBEL CAPTIVA 9969 OP				\$259,717.57	\$532.42	\$0.00	\$260,249.99
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2025	GL 478051 - Journal		RECORD INTEREST EARNED DEC	RECORD INTEREST	\$532.42	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
Entry				EARNED DEC			
01005 RESERVE-FIRST HORIZON-3416				\$17,559.92	\$2.98	\$0.00	\$17,562.90
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2025	GL 474689 - Misc Deposit			DEC RES INTEREST	\$2.98	\$0.00	
01060 DUE FROM RESERVES				\$36,927.01	\$0.00	\$677.00	\$36,250.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/18/2025	GL 467351 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$677.00	
01150 ACCOUNTS RECEIVABLE				\$12,250.00	\$0.00	\$4,725.00	\$7,525.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/2/2025	AR 462555 - Cash Receipts - Manual	0000885021			\$0.00	\$1,700.00	
12/23/2025	AR 468562 - Cash Receipts - Manual	1017			\$0.00	\$1,750.00	
12/31/2025	AR 470898 - Cash Receipts - Lockbox	0000002504			\$0.00	\$1,275.00	
02010 ACCOUNTS PAYABLE				\$0.00	\$133,346.26	\$133,346.26	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/1/2025	AP 464131 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	December	\$0.00	\$630.00	
12/1/2025	AP 465456 - Enter Bill		NEWELLPM - NEWELL PROPERTY MANAGEMENT	Dec-Admin	\$0.00	\$44.93	
12/2/2025	AP 462475 - Enter Bill		KEYSC - KEYS CLAIMS CONSULTANTS LLC	PER WAYNE	\$0.00	\$50,000.00	
12/2/2025	AP 462476 - Enter Bill		SPI-KT7 - STEVE'S PAINTING INC	Painting	\$0.00	\$38,150.00	
12/2/2025	AP 462477 - Print Check	1129	KEYSC - KEYS CLAIMS CONSULTANTS LLC	PER WAYNE	\$50,000.00	\$0.00	
12/2/2025	AP 462480 - Print Check	1130	SPI-KT7 - STEVE'S PAINTING INC	Painting	\$38,150.00	\$0.00	
12/3/2025	AP 463250 - External Check	300042	LCU - LEE COUNTY UTILITIES	12170	\$1,351.27	\$0.00	
12/3/2025	AP 464133 - Enter Bill		COASTLINE - COASTLINE TREE SERVICE	Stump Grind	\$0.00	\$550.00	
12/3/2025	AP 464134 - Enter Bill		COASTLINE - COASTLINE TREE SERVICE	Palm trimming	\$0.00	\$535.00	
12/4/2025	AP 464136 - External Check	300043	WASTE - WM CORPORATE SERVICES INC	12170	\$581.56	\$0.00	
12/5/2025	AP 464572 - External Check	100145	TM - TROPICAL MAINTENANCE OF SOUTH FL INC	December	\$283.00	\$0.00	
12/5/2025	AP 464573 - External Check	100146	AWS - AUTOMATED WATER SYSTEMS INC	November	\$160.00	\$0.00	
12/5/2025	AP 464574 - External Check	100147	NEWELLPM - NEWELL PROPERTY MANAGEMENT	December	\$630.00	\$0.00	
12/5/2025	AP 464575 - External Check	100148	COASTLINE - COASTLINE TREE SERVICE	Stump Grind	\$1,085.00	\$0.00	
12/8/2025	AP 463248 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$0.00	\$1,351.27	
12/10/2025	AP 464132 - Enter Bill		TM - TROPICAL MAINTENANCE OF SOUTH FL INC	December	\$0.00	\$283.00	
12/11/2025	AP 466189 - Enter Bill		COUP - COUP ELETRIC CO	Wrap light, elev circuit	\$0.00	\$548.00	
12/11/2025	AP 466190 - Enter Bill		COUP - COUP ELETRIC CO	UF wiring	\$0.00	\$950.00	
12/12/2025	AP 466132 - External Check	100149	NEWELLPM - NEWELL PROPERTY MANAGEMENT	Dec-Admin	\$44.93	\$0.00	
12/13/2025	AP 464130 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	November	\$0.00	\$160.00	
12/14/2025	AP 467148 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	Shrubs removal	\$0.00	\$500.00	

Account				Balance Forward	Debits	Credits	Ending Balance
12/14/2025	AP 467149 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	Down spouts	\$0.00	\$6,925.00	
12/15/2025	AP 466409 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	FINAL ELEV	\$0.00	\$6,674.00	
12/15/2025	AP 466410 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	IAN REPAIRS	\$0.00	\$2,638.00	
12/15/2025	AP 466411 - Print Check	1131	GENELE - GENERAL ELEVATOR SOLUTIONS LLC	IAN REPAIRS	\$9,312.00	\$0.00	
12/15/2025	AP 466928 - External Check	100150	COUP - COUP ELETRIC CO	Wrap light, elev circuit	\$1,498.00	\$0.00	
12/15/2025	AP 467383 - Enter Bill		EXTERM - THE EXTERMINATOR	4th Qtr	\$0.00	\$285.00	
12/15/2025	AP 468699 - Enter Bill		EXTERM - THE EXTERMINATOR	4th Qtr	\$0.00	\$75.00	
12/17/2025	AP 467229 - Enter Bill		Brick&Pave - Brick & Pavers Design	FINAL PAVER	\$0.00	\$8,450.00	
12/17/2025	AP 467230 - Print Check	1132	Brick&Pave - Brick & Pavers Design	FINAL PAVER	\$8,450.00	\$0.00	
12/17/2025	AP 467385 - External Check	100151	GMSWF - GROUNDS MASTER OF SW FL INC	Shrubs removal	\$7,425.00	\$0.00	
12/17/2025	AP 467845 - Enter Bill		JHEITMANN - JOHN HEITMANN	Supplies	\$0.00	\$791.70	
12/17/2025	AP 468893 - Enter Bill		COUP - COUP ELETRIC CO	Lights, wiring	\$0.00	\$1,182.80	
12/18/2025	AP 467847 - External Check	100152	EXTERM - THE EXTERMINATOR	4th Qtr	\$285.00	\$0.00	
12/18/2025	AP 468698 - Enter Bill		Brick&Pave - Brick & Pavers Design	Final - paver	\$0.00	\$8,450.00	
12/19/2025	AP 467996 - External Check	100153	JHEITMANN - JOHN HEITMANN	Supplies	\$791.70	\$0.00	
12/19/2025	AP 468700 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	December	\$0.00	\$880.00	
12/19/2025	AP 468701 - Enter Bill		DOBPR - DEPT OF BUSINESS & PROFESSIONAL REGULATION	Annual Fee	\$0.00	\$120.00	
12/22/2025	AP 468894 - Enter Bill		COUP - COUP ELETRIC CO	Carport ltg, post lamps	\$0.00	\$1,660.00	
12/25/2025	AP 464129 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$0.00	\$581.56	
12/26/2025	AP 468895 - External Check	100154	DOBPR - DEPT OF BUSINESS & PROFESSIONAL REGULATION	Annual Fee	\$120.00	\$0.00	
12/26/2025	AP 468896 - External Check	100155	EXTERM - THE EXTERMINATOR	4th Qtr	\$75.00	\$0.00	
12/26/2025	AP 468897 - External Check	100156	GMSWF - GROUNDS MASTER OF SW FL INC	December	\$880.00	\$0.00	
12/26/2025	AP 468898 - External Check	100157	Brick&Pave - Brick & Pavers Design	Final - paver	\$8,450.00	\$0.00	
12/29/2025	AP 469039 - Enter Bill		SignStudio - Sign Studio	PER WAYNE	\$0.00	\$931.00	
12/29/2025	AP 469040 - Print Check	1133	SignStudio - Sign Studio	PER WAYNE	\$931.00	\$0.00	
12/29/2025	AP 469496 - External Check	100158	COUP - COUP ELETRIC CO	Lights, wiring	\$2,842.80	\$0.00	
02050 DUE TO OPERATING				(\$36,927.01)	\$677.00	\$0.00	(\$36,250.01)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/18/2025	GL 467351 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$677.00	\$0.00	
02140 PREPAID OWNERS FEES				(\$4,850.00)	\$0.00	\$1,275.00	(\$6,125.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/30/2025	AR 470863 - Cash Receipts - Lockbox	0000007757			\$0.00	\$1,275.00	
02150 DEFERRED MAINTENANCE FEES				(\$17,500.00)	\$17,500.00	\$0.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
12/18/2025	GL 467353 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$17,500.00	\$0.00	
02901 RESERVES - PAINTING				(\$11,600.20)	\$0.00	\$0.00	(\$11,600.20)
02905 RESERVES - PAVING				(\$11,692.41)	\$0.00	\$88.93	(\$11,781.34)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/18/2025	GL 467351 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$88.93	
02906 RESERVES - PAVING RESEAL				(\$1,000.08)	\$0.00	\$0.00	(\$1,000.08)
02910 RESERVES - ROOF				(\$2,044.42)	\$0.00	\$383.13	(\$2,427.55)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/18/2025	GL 467351 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$383.13	
02911 RESERVES - ELEVATOR				(\$100.00)	\$0.00	\$0.00	(\$100.00)
02912 RESERVES - A/C LINE REPL				(\$149.96)	\$0.00	\$0.00	(\$149.96)
02913 RESERVES - CARPORTS				(\$22,985.50)	\$0.00	\$204.94	(\$23,190.44)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/18/2025	GL 467351 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$0.00	\$204.94	
02914 RESERVES - LANAI RENOVATION				(\$6,000.00)	\$0.00	\$0.00	(\$6,000.00)
02919 RESERVES - INTEREST				(\$14,217.35)	\$0.00	\$2.98	(\$14,220.33)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2025	GL 474689 - Misc Deposit			DEC RES INTEREST	\$0.00	\$2.98	
02920 RESERVES - DEFERRED MAINT				(\$69,336.47)	\$0.00	\$0.00	(\$69,336.47)
02929 RESERVE-HURRICANE IAN EXPENSES				\$158,493.48	\$0.00	\$0.00	\$158,493.48
02950 PRIOR YEAR / SURPLUS (DEFICIT)				(\$253,133.66)	\$0.00	\$0.00	(\$253,133.66)
03010 MAINTENANCE FEES				(\$192,500.00)	\$0.00	\$17,500.00	(\$210,000.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/18/2025	GL 467353 - Journal Entry		MO. MAINTENANCE FEE ALLOCATION	MO. MAINTENANCE FEE ALLOCATION	\$0.00	\$17,500.00	
03020 IAN WIND INCOME				(\$820,000.00)	\$0.00	\$0.00	(\$820,000.00)
03030 OTHER INCOME				(\$1.00)	\$0.00	\$0.00	(\$1.00)
03120 INTEREST INCOME				(\$1,717.57)	\$0.00	\$532.42	(\$2,249.99)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2025	GL 478051 - Journal Entry		RECORD INTEREST EARNED DEC	RECORD INTEREST EARNED DEC	\$0.00	\$532.42	
04004 CONDO STATE FEE				\$120.00	\$120.00	\$0.00	\$240.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/19/2025	AP 468701 - Enter Bill		DOBPR - DEPT OF BUSINESS & PROFESSIONAL REGULATION	Annual Fee	\$120.00	\$0.00	
04005 CORP ANNUAL REPORT				\$61.25	\$0.00	\$0.00	\$61.25
04006 LEGAL / PROFESSIONAL FEES				\$480.00	\$0.00	\$0.00	\$480.00
04007 TAXES/TAX PREP				\$215.00	\$0.00	\$0.00	\$215.00
04015 OFFICE / POSTAGE / SUPPLIES				\$679.32	\$44.93	\$0.00	\$724.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/1/2025	AP 465456 - Enter Bill		NEWELPM - NEWELL PROPERTY MANAGEMENT	Dec-Admin	\$44.93	\$0.00	
04060 MANAGEMENT FEE				\$6,930.00	\$630.00	\$0.00	\$7,560.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
12/1/2025	AP 464131 - Enter Bill		NEWELPM - NEWELL PROPERTY MANAGEMENT	December	\$630.00	\$0.00	
04070 COMMUNITY ASSESSMENT				\$23,174.47	\$2,106.77	\$0.00	\$25,281.24
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/1/2025	AP 462326 - Hand Written Check	Bank Transfer	KC3 - KELLY GREENS COMMUNITY 3	Monthly Master Fee	\$2,106.77	\$0.00	
04090 INSURANCE - LIAB / PKG / WIND				\$85,646.80	\$0.00	\$0.00	\$85,646.80
04093 INSURANCE - FLOOD				\$11,029.00	\$0.00	\$0.00	\$11,029.00
04097 INSURANCE - WC				\$503.00	\$0.00	\$0.00	\$503.00
04210 MAINTENANCE REPAIRS				\$34,152.12	\$12,468.50	\$0.00	\$46,620.62
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/11/2025	AP 466189 - Enter Bill		COUP - COUP ELETRIC CO	Wrap light, elev circuit	\$548.00	\$0.00	
12/11/2025	AP 466190 - Enter Bill		COUP - COUP ELETRIC CO	UF wiring	\$950.00	\$0.00	
12/14/2025	AP 467149 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	Down spouts	\$6,925.00	\$0.00	
12/17/2025	AP 467845 - Enter Bill		JHEITMANN - JOHN HEITMANN	Supplies	\$791.70	\$0.00	
12/17/2025	AP 468893 - Enter Bill		COUP - COUP ELETRIC CO	Lights, wiring	\$662.80	\$0.00	
12/22/2025	AP 468894 - Enter Bill		COUP - COUP ELETRIC CO	Carport ltg, post lamps	\$1,660.00	\$0.00	
12/29/2025	AP 469039 - Enter Bill		SignStudio - Sign Studio	PER WAYNE	\$931.00	\$0.00	
04240 JANITORIAL CONTRACT				\$3,130.50	\$283.00	\$0.00	\$3,413.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/10/2025	AP 464132 - Enter Bill		TM - TROPICAL MAINTENANCE OF SOUTH FL INC	December	\$283.00	\$0.00	
04250 ELEVATOR CONTRACT / INSPECT				\$3,210.84	\$0.00	\$0.00	\$3,210.84
04252 ELEVATOR PHONE				\$1,092.98	\$0.00	\$0.00	\$1,092.98
04255 FIRE/SECURITY MONITOR MAINT				\$166.90	\$0.00	\$0.00	\$166.90
04260 LIGHT REPLACEMENTS				\$3.50	\$520.00	\$0.00	\$523.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/17/2025	AP 468893 - Enter Bill		COUP - COUP ELETRIC CO	Lights, wiring	\$520.00	\$0.00	
04290 PEST CONTROL / INTERNAL				\$1,530.00	\$360.00	\$0.00	\$1,890.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/15/2025	AP 467383 - Enter Bill		EXTERM - THE EXTERMINATOR	4th Qtr	\$285.00	\$0.00	
12/15/2025	AP 468699 - Enter Bill		EXTERM - THE EXTERMINATOR	4th Qtr	\$75.00	\$0.00	
04305 LANDSCAPE CONTRACT				\$5,940.00	\$490.00	\$0.00	\$6,430.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/19/2025	AP 468700 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	December	\$490.00	\$0.00	
04310 LANDSCAPE IMPROVEMENT				\$0.00	\$1,050.00	\$0.00	\$1,050.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/3/2025	AP 464133 - Enter Bill		COASTLINE - COASTLINE TREE SERVICE	Stump Grind	\$550.00	\$0.00	
12/14/2025	AP 467148 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	Shrubs removal	\$500.00	\$0.00	
04340 IRRIGATION CONTRACT				\$1,600.00	\$160.00	\$0.00	\$1,760.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/13/2025	AP 464130 - Enter Bill		AWS - AUTOMATED WATER SYSTEMS INC	November	\$160.00	\$0.00	

Account			Balance Forward		Debits	Credits	Ending Balance
04341 IRRIGATION REPAIRS			\$624.38		\$0.00	\$0.00	\$624.38
04380 PEST / WEED EXTERIOR			\$780.00		\$390.00	\$0.00	\$1,170.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/19/2025	AP 468700 - Enter Bill		GMSWF - GROUNDS MASTER OF SW FL INC	December	\$390.00	\$0.00	
04390 TREE TRIMMING			\$0.00		\$535.00	\$0.00	\$535.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/3/2025	AP 464134 - Enter Bill		COASTLINE - COASTLINE TREE SERVICE	Palm trimming	\$535.00	\$0.00	
04601 ELECTRIC			\$1,430.64		\$107.57	\$0.00	\$1,538.21
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/3/2025	AP 468038 - Hand Written Check	ACH	FPL - FPL	25337005262422	\$107.57	\$0.00	
04610 WATER/SEWER			\$11,712.43		\$1,351.27	\$0.00	\$13,063.70
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/8/2025	AP 463248 - Enter Bill		LCU - LEE COUNTY UTILITIES	12170	\$1,351.27	\$0.00	
04640 TRASH			\$4,888.41		\$581.56	\$0.00	\$5,469.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/25/2025	AP 464129 - Enter Bill		WASTE - WM CORPORATE SERVICES INC	12170	\$581.56	\$0.00	
04827 PAVER PROJECT			\$5,500.00		\$16,900.00	\$0.00	\$22,400.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/17/2025	AP 467229 - Enter Bill		Brick&Pave - Brick & Pavers Design	FINAL PAVER	\$8,450.00	\$0.00	
12/18/2025	AP 468698 - Enter Bill		Brick&Pave - Brick & Pavers Design	Final - paver	\$8,450.00	\$0.00	
04828 SPALLING			\$126,406.00		\$0.00	\$0.00	\$126,406.00
04829 HURRICANE IAN EXPENSES			\$227,918.97		\$90,788.00	\$0.00	\$318,706.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/2/2025	AP 462475 - Enter Bill		KEYSC - KEYS CLAIMS CONSULTANTS LLC	PER WAYNE	\$50,000.00	\$0.00	
12/2/2025	AP 462476 - Enter Bill		SPI-KT7 - STEVE'S PAINTING INC	Painting	\$38,150.00	\$0.00	
12/15/2025	AP 466410 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	IAN REPAIRS	\$2,638.00	\$0.00	
04830 ELEVATOR MODERNIZATION			\$0.00		\$6,674.00	\$0.00	\$6,674.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/15/2025	AP 466409 - Enter Bill		GENELE - GENERAL ELEVATOR SOLUTIONS LLC	FINAL ELEV	\$6,674.00	\$0.00	
04920 GENERAL RESERVES			\$7,447.03		\$677.00	\$0.00	\$8,124.03
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/18/2025	GL 467351 - Journal Entry		MONTHLY RESERVE ALLOCATION	MONTHLY RESERVE ALLOCATION	\$677.00	\$0.00	
Total:				\$0.00	\$294,296.26	\$294,296.26	\$0.00

**KELLY GREENS TERRACE
CONDOMINIUM VII ASSOCIATION, INC.
ANNUAL MEMBERS MEETING
March 18, 2025**

Call to Order/Certify Quorum/Proof of Notice: A quorum was NOT established and the meeting could not continue. The meeting will need to be re-scheduled.

Minutes: None

Directors/Committee Reports:

None.

New Business:

2025 Board Members: The 2025 Board of Directors will be John Heitman, Nancy Nappo and Donna Lindstrom.