

Financial Reports for the period ending 30 Sep 2025
Northvista Body Corporate [P310E]
Date : **08 Oct 2025**

Benazir Goolam
Per Email

Dear Benazir Goolam

We have pleasure in attaching your monthly management reports which include the report set that has been loaded for your property. Listed below are all the reports available with a brief description of each. We hope the summary will assist with interpreting the data contained in the reports you would like to receive.

1 . **Financial Dashboard:** this report serves as an executive summary of the financial status of your property answering the questions most commonly asked by our clients at review meetings.

2 . **Multi Month Income Statement:** a report of the performance of your property for the current financial year by month and measured against the year to date budget.

3 . **Balance Sheet:** breakdown of asset and liability classes and values for your property, as at the end of the prior month.

4 . **Trust Account Movement Report:** a report that commences from the prior month closing balance and shows the movement of funds through your Bank/Trust Account by category (comparable to a "bank statement"). The report indicates the funds held in your bank account or in trust on behalf of your property, excluding any investment or call accounts.

5 . **Creditors Roll:** all items included in the Bank Account Movement Report with the description "Creditors Control" are listed by supplier and all transactions that pertain to the supplier during the month are reflected.

6 . **Unit Age Analysis:** details of all debtors with arrear balances on their accounts including notes inserted by the individuals involved in collection activities. These notes are intended to act as an explanation and status report of any action taken to collect outstanding amounts.

7 . **Debtors Roll:** breakdown of charges raised per unit, payments receipted and balances carried forward.

Please let your Community Scheme Manager know as soon as possible should you wish to query any entry on any of the reports you have been provided.

All monetary values are in South African Rand unless otherwise indicated

Yours Faithfully

Candice King
Community Scheme Manager
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Table of Contents

Monthly Report Pack	**Page No.**
Financial Dashboard	3
Multi Month Income Statement Detail for Northvista Body Corporate	7
Multi Month Income Statement Detail for Northvista Body Corporate	9
Balance Sheet Detail	10
Trust Account Movement Report for Northvista Body Corporate	11
Trust Account Movement Report for Northvista BC - Reserve Fund	12
Creditors Roll for Northvista Body Corporate	13
Creditors Roll for Northvista BC - Reserve Fund	14
Unit Age Analysis for Northvista Body Corporate	15
Debtors Roll for Northvista Body Corporate	16

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Financial Group Dashboard - Sep 2025
Northvista Body Corporate

Acc no : **P310E** Date : **08 Oct 2025**

OVERVIEW FOR THE MONTH OF SEP 2025

Northvista Body Corporate	30 Sep 2025 R.	31 Aug 2025 R.	Month Move %
Cash Balances	**109,088**	**83,724**	**30**
Performance - YTD Surplus / -Deficit	**105,962**	**76,471**	**39**
Arrear Debtors	**1,487**	**444**	**235**
Total Outstanding Creditors	**-16,711**	**-16,711**	

CASH HELD IN BANK ACCOUNTS - NORTHVISTA BODY CORPORATE

	30 Sep 2025	31 Aug 2025
Trust account	35,820	808
Investec	73,268	82,917
Total	**109,088**	**83,724**

CASH HELD IN BANK ACCOUNTS - RESERVE FUND

	30 Sep 2025	31 Aug 2025
Trust account	10,002	5,061
Reserve Acc - Bank Account	207,639	206,679
Total	**217,640**	**211,740**

ADMINISTRATIVE FUND PERFORMANCE TO: SEP 2025

	Actual	Budget	Variance	%
Surplus/-Shortfall for the month	**29,491**	**2,948**	**26,543**	**90**
Surplus/-Shortfall for the YTD	**105,962**	**20,021**	**85,941**	**81**

Material Unfavourable Budget Variances (25% Plus and in excess of R1000)

	Ytd Actual	Ytd Budget	Variance
Revenue			
Recoveries - Water	65,608	149,356	83,747
Expenses			
Uniforms	1,650		1,650

RESERVE FUND PERFORMANCE TO: SEP 2025

	Actual	Budget	Variance	%
Surplus/-Shortfall for the month	**6,235**		**6,235**	**100**
Surplus/-Shortfall for the YTD	**43,586**		**43,586**	**100**

Material Unfavourable Budget Variances (25% Plus and in excess of R1000)

	Ytd Actual	Ytd Budget	Variance
Expenses			
Bank Charges	1,580		1,580

ARREAR DEBTORS

	30 Sep 2025	31 Aug 2025	31 Jul 2025
Levies in arrear	1,487	444	
Levies in advance	-363,937	-367,356	-400,033
Net Levy Arrears/(In Advance)	**-362,451**	**-366,913**	**-400,033**

Legal Arrear Debtors

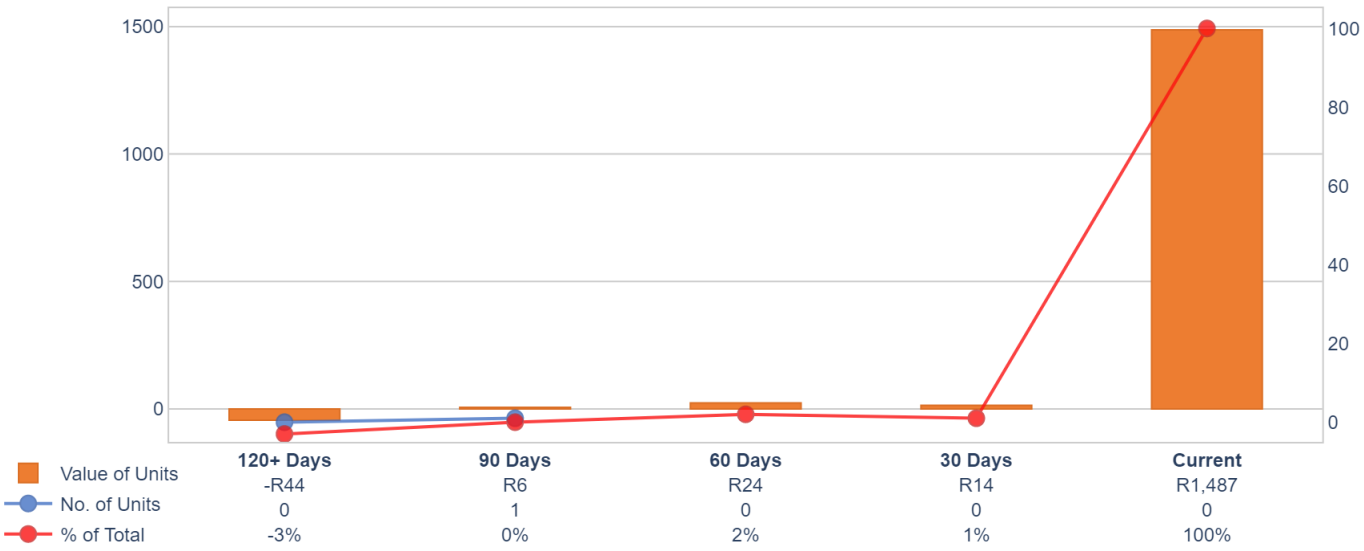
No. of Legal Arrear Debtors	None	None	None
Rand Value of Legal Arrear Debtors	**None**	**None**	**None**
% of Total Arrears	None	None	None

Members in Arrears in Excess of R 1,000

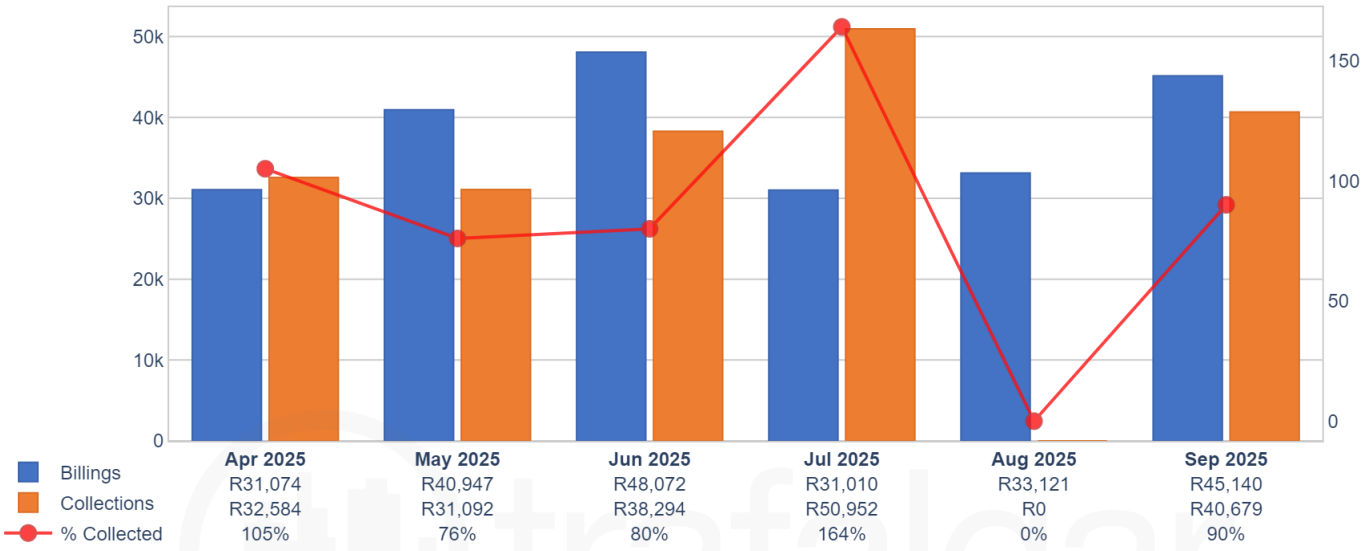
	Unit	R.
Ngobese Inv Cc	01	1,487

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Levy Arrear Age Analysis:



Billings vs Collected:



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CREDITORS

Municipal Recoveries	Ytd Recovery	Ytd Expense	%
Domestic Effluent/Sewerage	26,841	26,841	100
Electricity	57,974	83,508	69
Water	65,608	-6,005	1,093

Outstanding Creditors	30 Sep 2025	31 Aug 2025
Accounts Payable Other	2,886	2,886
Creditors Control	1,370	1,370
Accounts Payable Municipal	-17,216	-17,216
Accounting/Audit Fee Accrual	-1	-1
Receiver Of Revenue	-3,750	-3,750
Total Creditors	**-16,711**	**-16,711**

CONCLUSION

	30 Sep 2025	31 Aug 2025
Admin Accumulated Fund Surplus/(Deficit)	-428,817	-458,309
Reserve Fund Surplus/(Deficit)	452,179	445,944
Total Equity Position	**23,362**	**-12,365**

The unaudited financial position of your entity is Solvent

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Detailed Group Monthly Income Statement - Mar 2025 to Sep 2025
Northvista Body Corporate
Unapproved Budgets
Acc no : **P310E** Date : **08 Oct 2025**

Description	Note	Annual Budget	Ytd Actual	Ytd Budget	Ytd Variance	Sep 2025	Aug 2025	Jul 2025	Jun 2025	May 2025	Apr 2025	Mar 2025
INCOME		**679,171**	**306,689**	**390,484**	**-83,795**	**49,688**	**37,078**	**35,177**	**51,905**	**44,341**	**32,592**	**55,908**
Income		**408,296**	**156,205**	**232,473**	**-76,268**	**28,190**	**15,581**	**13,679**	**30,407**	**22,844**	**11,094**	**34,411**
Interest Received - Member Interest			1,146		1,146		109	173	143	338	238	145
Interest Received Bank - Investment Interest		1,056	2,327	616	1,711	422	525	594	420	332	30	3
Recoveries - Csos Levy		4,213	2,310	2,458	-148	330	330	330	330	330	330	330
Recoveries - Domestic Effluent/Sewerage		46,323	26,841	26,419	422	4,122	4,625	3,619	3,619	3,619	3,619	3,619
Recoveries - Electricity		94,820	57,974	53,625	4,349	9,515	8,822	8,963	8,803	8,453	6,877	6,541
Recoveries - Water		261,884	65,608	149,356	-83,747	13,801	1,169		17,092	9,772		23,773
Levies		**270,875**	**150,484**	**158,010**	**-7,526**	**21,498**	**21,498**	**21,498**	**21,498**	**21,498**	**21,498**	**21,498**
Normal Levies		270,875	150,484	158,010	-7,526	21,498	21,498	21,498	21,498	21,498	21,498	21,498
EXPENDITURE		**644,408**	**200,727**	**370,463**	**-169,736**	**20,196**	**45,451**	**33,611**	**14,312**	**46,418**	**34,890**	**5,848**
Administration		**61,061**	**35,155**	**35,225**	**-69**	**5,164**	**5,181**	**5,187**	**5,159**	**4,959**	**4,752**	**4,752**
Bank Charges		1,463	1,136	853	283	189	206	212	184	115	115	115
Csos Levy Paid		4,213	2,310	2,458	-148	330	330	330	330	330	330	330
Insurance - Building		27,706	15,959	15,985	-26	2,339	2,339	2,339	2,339	2,339	2,132	2,132
Management Fee		27,679	15,751	15,928	-177	2,306	2,306	2,306	2,306	2,176	2,176	2,176
Expense		**4,012**	**3,271**	**3,648**	**-377**			**1,621**			**1,650**	
Annual Csos Fee		1,517		1,517	-1,517							
Interest Paid - Other		873		509	-509							
Uniforms			1,650		1,650						1,650	
Workmens Compensation		1,622	1,621	1,622	-1			1,621				
Maintenance		**50,915**	**2,740**	**29,701**	**-26,961**				**1,370**	**1,370**		
Cleaning - Other		14,367		8,380	-8,380							
Maint - Building		550		321	-321							
Maint - Electrical		12,037		7,022	-7,022							
Maint - Painting		7,522		4,388	-4,388							
Maint - Pest Control		16,440	2,740	9,590	-6,850				1,370	1,370		
Municipal		**439,901**	**104,344**	**250,254**	**-145,910**	**6,447**	**31,685**	**18,218**	**-801**	**33,130**	**21,529**	**-5,864**
Domestic Effluent/Sewerage		46,323	26,841	26,419	422	4,122	4,122	4,122	3,619	3,619	3,619	3,619

Description	Note	Annual Budget	Ytd Actual	Ytd Budget	Ytd Variance	Sep 2025	Aug 2025	Jul 2025	Jun 2025	May 2025	Apr 2025	Mar 2025
Electricity		131,694	83,508	74,480	9,029	14,630	13,762	13,348	11,831	12,419	8,137	9,382
Water		261,884	-6,005	149,356	-155,361	-12,304	13,801	748	-16,251	17,092	9,772	-18,864
Staff Costs		**88,518**	**55,217**	**51,636**	**3,581**	**8,585**	**8,585**	**8,585**	**8,585**	**6,959**	**6,959**	**6,959**
Salaries - Permanent Staff		88,518	55,217	51,636	3,581	8,585	8,585	8,585	8,585	6,959	6,959	6,959
NET INCOME		**34,763**	**105,962**	**20,021**	**85,941**	**29,491**	**-8,373**	**1,565**	**37,593**	**-2,077**	**-2,299**	**50,061**
TOTAL NET INCOME		**34,763**	**105,962**	**20,021**	**85,941**	**29,491**	**-8,373**	**1,565**	**37,593**	**-2,077**	**-2,299**	**50,061**

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Detailed Group Monthly Income Statement - Mar 2025 to Sep 2025
Northvista Body Corporate

Acc no : **P310E** Date : **08 Oct 2025**

Description	Note	Annual Budget	Ytd Actual	Ytd Budget	Ytd Variance	Sep 2025	Aug 2025	Jul 2025	Jun 2025	May 2025	Apr 2025	Mar 2025
INCOME			**45,166**		**45,166**	**6,545**	**6,578**	**6,596**	**6,505**	**6,361**	**6,283**	**6,298**
Income			**45,166**		**45,166**	**6,545**	**6,578**	**6,596**	**6,505**	**6,361**	**6,283**	**6,298**
Interest Received Bank - Investment Interest			7,437		7,437	1,155	1,188	1,206	1,115	971	893	908
Reserve Fund Levy			37,729		37,729	5,390	5,390	5,390	5,390	5,390	5,390	5,390
EXPENDITURE			**1,580**		**1,580**	**310**	**316**	**312**	**297**	**115**	**115**	**115**
Administration			**1,580**		**1,580**	**310**	**316**	**312**	**297**	**115**	**115**	**115**
Bank Charges			1,580		1,580	310	316	312	297	115	115	115
NET INCOME			**43,586**		**43,586**	**6,235**	**6,262**	**6,284**	**6,208**	**6,246**	**6,168**	**6,183**
TOTAL NET INCOME			**43,586**		**43,586**	**6,235**	**6,262**	**6,284**	**6,208**	**6,246**	**6,168**	**6,183**

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Detailed Group Balance Sheet - Sep 2025
Northvista Body Corporate
Acc no : **P310E** Date : **08 Oct 2025**

Description	Year To Date 30 Sep 2025	Year To Date 31 Aug 2025	Month Move Sep 2025
ASSETS			
Non-Current Assets			
Debtors - Long Term			
Current Assets			
Accounts Receivable	**42,374**	**42,374**	
Accounts Rec - Other	9,590	9,590	
Deposits Paid	32,784	32,784	
Cash and Cash Equivalents	**35,820**	**808**	**35,013**
Trust account	35,820	808	35,013
Cash and Cash Equivalents [Reserve]	**10,002**	**5,061**	**4,941**
Trust account [Reserve]	10,002	5,061	4,941
Investments	**73,268**	**82,917**	**-9,649**
Investec	73,268	82,917	-9,649
Investments [Reserve]	**207,639**	**206,679**	**960**
Reserve Acc - Bank Account [Reserve]	207,639	206,679	960
Trade Accounts Receivable	**1,487**	**444**	**1,043**
Debtors Control	1,487	444	1,043
	370,589	**338,281**	**32,307**
	370,589	**338,281**	**32,307**
RESERVES AND LIABILITIES			
Equity and Reserves			
Accumulated (Fund) / Deficit	**428,817**	**458,309**	**-29,491**
Accumulated (Fund) / Deficit [Reserve]	**-452,179**	**-445,944**	**-6,235**
	-23,362	**12,365**	**-35,726**
Non-Current Liabilities			
Current Liabilities			
Accounts Payable	**16,792**	**16,792**	
Accounting/Audit Fee Accrual	1	1	
Accounts Payable Municipal	17,216	17,216	
Accounts Payable Other	-2,886	-2,886	
Clearing - Sales	81	81	
Creditors Control	-1,370	-1,370	
Receiver Of Revenue	3,750	3,750	
Accounts Payable [Reserve]	**-81**	**-81**	
Clearing - Sales [Reserve]	-81	-81	
Trade Accounts Payable	**-363,937**	**-367,356**	**3,419**
Debtors in Advance	-363,937	-367,356	3,419
	-347,227	**-350,646**	**3,419**
	-370,589	**-338,281**	**-32,307**

Note: Admin fund unless indicated otherwise

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Trust Acc Statement - Sep 2025
Northvista Body Corporate

Acc no : **P310E** Date : **08 Oct 2025**

TRUST ACCOUNT SUMMARY					
Date	**Description**	**G/l Allocation**	**Expense**	**Income**	**Balance**
Sep 2025	Closing Surplus Previous Month	-			807.58
Sep 2025	Debtors Receipts	Debtors Control		35,622.86	36,430.44
Sep 2025	Creditors Payments	Creditors Control	-20,122.44		16,308.00
Sep 2025	Bank Charges	Bank Control	-2.52		16,305.48
03 Sep 2025	1000 Magtape Credit 310e0000012 - P310E	Recoveries - Electricity		9,514.93	25,820.41
09 Sep 2025	Investec Trf To The Trust Acc - P310E	Investec		10,000.00	35,820.41

SUMMARY OF MANAGEMENT FEES			
Description	**Net**	**Vat**	**Total**
Management Fee 202509	2,005.27	300.79	2,306.06
Monthly Service Fee (Bank Charges) 202509	100.00	15.00	115.00
TAX INVOICE P310E.202509	**2,105.27**	**315.79**	**2,421.06**

Included in the amount is VAT at 15 % amounting to 315.79
Vat Registration Number :4390110577

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Trust Acc Statement - Sep 2025
Northvista BC - Reserve Fund

Acc no : **P310E.R** Date : **08 Oct 2025**

TRUST ACCOUNT SUMMARY					
Date	**Description**	**G/l Allocation**	**Expense**	**Income**	**Balance**
Sep 2025	Closing Surplus Previous Month	-			5,060.80
Sep 2025	Debtors Receipts	Debtors Control		5,055.74	10,116.54
Sep 2025	Creditors Payments	Creditors Control	-115.00		10,001.54

SUMMARY OF MANAGEMENT FEES			
Description	**Net**	**Vat**	**Total**
Monthly Service Fee (Bank Charges) 202509	100.00	15.00	115.00
TAX INVOICE P310E.R.202509	**100.00**	**15.00**	**115.00**

Included in the amount is VAT at 15 % amounting to 15.00
Vat Registration Number :4390110577

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Creditors Roll - Sep 2025
Northvista Body Corporate

Acc no : **P310E** Date : **08 Oct 2025**

		Invoices and Credit Notes						Payment		
Name	**Bal B/F**	**Inv. No.**	**Description**	**GL Allocation**	**Date**	**Net Amt**	**Vat**	**Date**	**Amount**	**Bal C/F**
Trafalgar	0.00	Sep 2025	Management fees			2,421.06	0.00	01 Sep 2025	2,421.06	0.00
				Bank Charges	Sep 2025	115.00				
				Management Fee	Sep 2025	2,306.06				
Tfs - Premium Recoveries	0.00	Sep 2025	Management fees	Insurance - Building	Sep 2025	2,338.95	0.00	01 Sep 2025	2,338.95	0.00
Csos Control Branch	0.00	Csos.Levy	Csos Levy	Csos Levy 202509	Sep 2025	330.00	0.00	30 Sep 2025	330.00	0.00
Premier Pest Control Cc	1,370.00								0.00	1,370.00
Traf Jhb (wages/uif/paye)	0.00	P310E.202509	Salary Transfer	Salaries - Permanent Staff	19 Sep 2025	8,585.00	0.00	19 Sep 2025	8,585.00	0.00
Coj 552374397	0.00	5.200651479E +10	Category of Property: Property Rates Residential			6,447.43	0.00	10 Sep 2025	6,447.43	0.00
				Domestic Effluent/Sewerage	02 Sep 2025	4,121.83				
				Electricity	02 Sep 2025	14,629.70				
				Water	02 Sep 2025	-12,304.10				
	1,370.00					**20,122.44**	**0.00**		**20,122.44**	**1,370.00**

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Creditors Roll - Sep 2025
Northvista BC - Reserve Fund

Acc no : **P310E.R** Date : **08 Oct 2025**

		Invoices and Credit Notes						Payment		
Name	**Bal B/F**	**Inv. No.**	**Description**	**GL Allocation**	**Date**	**Net Amt**	**Vat**	**Date**	**Amount**	**Bal C/F**
Trafalgar	0.00	Sep 2025	Management fees	Bank Charges	Sep 2025	115.00	0.00	01 Sep 2025	115.00	0.00
	0.00					**115.00**	**0.00**		**115.00**	**0.00**

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Debtors Age Analysis - Sep 2025
Northvista Body Corporate

Acc no : **P310E** Date : **08 Oct 2025**

Accno	Unit	Flag	Name	120 Days	90 Days	60 Days	30 Days	Current	Total	Note Date	Notes
1	03	M	Ngobese Inv Cc	-23.36	3.62	12.37	7.37	-1,486.69	-1,486.69		
2	02	M	Venter T P Mr	-86,606.26				-4,812.82	-91,419.08		
3	05	M	Ngobese Inv Cc	-46.05	6.49	24.82	14.74		0.00		
4	04	M	Ngobese Inv Pty Ltd	-44.29	5.53	24.16	14.60		0.00		
5	06	M	Ngobese Inv Cc	-43.76	5.95	23.65	14.16		0.00		
6	07	M	Ngobese Inv Cc	-46.24	6.71	24.79	14.74		0.00		
7	08	M	Ngobese Inv Cc	-44.29	5.53	24.16	14.60		0.00		
8	09	M	Herholdt B L Mr	-659.60					-659.60		
9	10	M	Ngobese Inv Cc	-24.89	-4.78	14.98	14.69		0.00		
10	01	M	Ngobese Inv Cc	-43.98	5.53	24.16	14.29	1,486.69	1,486.69		
4Z	(Unlinked)		Chancellorville Prop H/o Rorich***trf***	-270,372.11					-270,372.11		
				-357,954.83	**34.58**	**173.09**	**109.19**	**-4,812.82**	**-362,450.79**		

C/f Flag Summary		Total arrears	1,486.69
M - Managed	-92,078.68	Total In Advance	-363,937.48
n - No desc	-270,372.11		

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Debtors Roll - Sep 2025
Northvista Body Corporate

Acc no : **P310E** Date : **08 Oct 2025**

					Standard Charges				Adjustments				Receipts		
Accno	**Unit**	**Flag**	**Name**	**Bal B/F**	**Description**	**Amount**	**Electricity**	**Water**	**Description**	**Date**	**Amount**	**Vat**	**Date**	**Amount**	**Bal C/F**
1	03	M,E	Ngobese Inv Cc	443.71	Domestic Effluent 03	412.18			Water 01.09.2025	1 Sep	676.25	0.00	12 Sep	-4,347.40	-1,486.69
					Levy - Administration Fund 03	1,053.39			Levy - Reserve Fund 03	1 Sep	264.11	0.00			
									Csos Levy	1 Sep	11.07	0.00			
2	02	M,E	Venter T P Mr	-91,243.65	Domestic Effluent 02	412.18			Water 01.09.2025	1 Sep	1,421.50	0.00	12 Sep	-4,812.82	-91,419.08
					Levy - Administration Fund 02	2,214.26			Levy - Reserve Fund 02	1 Sep	555.16	0.00			
									Csos Levy	1 Sep	34.29	0.00			
3	05	M,E	Ngobese Inv Cc	0.00	Domestic Effluent 05	412.18			Water 01.09.2025	1 Sep	1,421.50	0.00	12 Sep	-4,812.82	0.00
					Levy - Administration Fund 05	2,386.25			Levy - Reserve Fund 05	1 Sep	555.16	0.00			
									Csos Levy	1 Sep	37.73	0.00			
4	04	M,E	Ngobese Inv Pty Ltd	0.00	Domestic Effluent 04	412.18			Water 01.09.2025	1 Sep	1,531.90	0.00	12 Sep	-4,790.91	0.00
					Levy - Administration Fund 04	2,214.26			Levy - Reserve Fund 04	1 Sep	598.28	0.00			
									Csos Levy	1 Sep	34.29	0.00			
5	06	M,E	Ngobese Inv Cc	0.00	Domestic Effluent 06	412.18			Water 01.09.2025	1 Sep	1,421.50	0.00	12 Sep	-4,637.39	0.00
					Levy - Administration Fund 06	2,214.26			Levy - Reserve Fund 06	1 Sep	555.16	0.00			
									Csos Levy	1 Sep	34.29	0.00			
6	07	M,E	Ngobese Inv Cc	0.00	Domestic Effluent 07	412.18			Water 01.09.2025	1 Sep	1,421.50	0.00	12 Sep	-4,812.82	0.00
					Levy - Administration Fund 07	2,386.25			Levy - Reserve Fund 07	1 Sep	555.16	0.00			
									Csos Levy	1 Sep	37.73	0.00			
7	08	M,E	Ngobese Inv Cc	0.00	Domestic Effluent 08	412.18			Water 01.09.2025	1 Sep	1,531.90	0.00	12 Sep	-4,790.91	0.00
					Levy - Administration Fund 08	2,214.26			Levy - Reserve Fund 08	1 Sep	598.28	0.00			
									Csos Levy	1 Sep	34.29	0.00			
8	09	M,E	Herholdt B L Mr	-5,296.99	Domestic Effluent 09	412.18			Water 01.09.2025	1 Sep	1,421.50	0.00	22 Apr	2,566.65	-659.60
					Levy - Administration Fund 09	2,214.26			Levy - Reserve Fund 09	1 Sep	555.16	0.00	1 Sep	-2,566.65	
									Csos Levy	1 Sep	34.29	0.00			
9	10	M,E	Ngobese Inv Cc	0.00	Domestic Effluent 10	412.18			Water 01.09.2025	1 Sep	1,421.50	0.00	12 Sep	-4,812.82	0.00
					Levy - Administration Fund 10	2,386.25			Levy - Reserve Fund 10	1 Sep	555.16	0.00			
									Csos Levy	1 Sep	37.73	0.00			
10	01	M,E	Ngobese Inv Cc	-443.51	Domestic Effluent 01	412.18			Water 01.09.2025	1 Sep	1,531.90	0.00	31 Jul	443.35	1,486.69
					Levy - Administration Fund 01	2,214.26			Levy - Reserve Fund 01	1 Sep	598.28	0.00	1 Sep	-443.35	
									Csos Levy	1 Sep	34.29	0.00	12 Sep	-2,860.71	
4Z			Chancellorville Prop H/o Rorich***trf***	-270,372.11											-270,372.11
				-366,912.55		**25,619.50**	**0.00**	**0.00**			**19,520.86**	**0.00**		**-40,678.60**	**-362,450.79**

C/f Flag Summary

M - Managed	-92,078.68
n - No desc	-270,372.11

Summary

Domestic Effluent	4,121.80
Levy - Administration Fund	21,497.70

Summary

Water	13,800.95
Levy - Reserve Fund	5,389.91
Csos Levy	330.00