Water Glades Tower 300
February 28, 2023

Financial Reports

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Water Glades Tower 300
Treasurer's Report
February 28, 2023

Operating Activity Summary

	Year to date		
	Actual	Budget	Variance
Income	1,071,055	1,069,201	1,854
Expenses			
Contracts	139,807	142,316	2,509
Material/Equip	83,058	80,770	(2,288)
Utilities	131,921	134,044	2,123
Prof Services	13,368	22,700	9,333
Common Exp	699,591	688,211	(11,380)
Other Exp	2,204	1,160	(1,044)
	1,069,949	1,069,201	(748)
Net Income (Loss)	1,107	-	1,107

G/L	Reserve Cash Description	Amount
1110	Reserves-BB&T	302,982.93
1119	Reserves-BB&T	8,202.99
	Total Actual Cash	311,185.92

Balance Sheet
Water Glades Tower 300
As of: 2/28/2023

	ASSETS				
Operating Cash		**OPERATING**	**RESERVES**	**Spec Assessment**	**TOTAL**
01100	Oper Lockbox BB&T- xx1868	8,538.96			8,538.96
01105	Security Deposit A/C	51,138.00			51,138.00
01113	Insurance - BB&T xx5966	4,177.57			4,177.57
01115	Due from (to) /reserves	(161,960.25)			(161,960.25)
	Opeating Cash	(98,105.72)			(98,105.72)
Reserve Assets					
01110	Reserves - BB&T xx9361		66,196.89	236,786.04	302,982.93
01125	Due from (to) Operating		144,260.25	17,700.00	161,960.25
01119	Reserves - BB&T xx6359			8,202.99	8,202.99
	Reserve Assets		210,457.14	262,689.03	473,146.17
Other Assets					
01311	Accounts Receivable	15,151.00	10,000.00		25,151.00
01312	Allowance for Bad Debt	0.00			0.00
01349	Unbilled S/A Receivable			2,852,500.00	2,852,500.00
01410	Prepaid Expenses	400.00			400.00
01416	Prepaid Insurance	337,036.30			337,036.30
01840	Utility Deposits	1,876.76			1,876.76
	Other Assets	354,464.06	10,000.00	2,852,500.00	3,216,964.06
Property					
01600	Land Parcels 4 & 5	398,975.65			398,975.65
01530	Furnitures and Fixtures	91,174.36			91,174.36
01532	Accumulated Depreciation	(87,281.23)			(87,281.23)
	Property	402,868.78			402,868.78
	TOTAL ASSETS	659,227.12	220,457.14	3,115,189.03	3,994,873.29
	LIABILITIES				
Liabilities					
02040	Accounts Payable	3,206.10			3,206.10
02041	Accounts Payable-Reserves				0.00
02052	Prepaid Owner Assessments	56,485.55			56,485.55
02082	BB&T - Loan (Seawall)			2,062,892.30	2,062,892.30
2083	Truist Loan (Elevator)		600,000.00		600,000.00
02090	Accrued Expenses	0.00			0.00
02095	Lease Security Deposit	51,138.00			51,138.00
3005	Deferred Cable Rebate	10,000.00			10,000.00
	Total Liabilities	120,829.65	600,000.00	2,062,892.30	2,783,721.95
Fund Balance					
03006	Unbilled Def S/A-Seawall			914,452.49	914,452.49
03008	Deferred S/A		32,326.32		32,326.32
03023	Deferred Maintenance Fund		181,622.11		181,622.11
03140	Operating Fund Balance - Begng	537,290.93			537,290.93
	Current Year Net Income/Loss	1,106.54	(593,491.29)	137,844.24	(454,540.51)
	Total Fund Balances	538,397.47	(379,542.86)	1,052,296.73	1,211,151.34
	Total Liabilities & Equity	659,227.12	220,457.14	3,115,189.03	3,994,873.29

Waterglades Tower 300 Condominium Association, Inc.
Schedule of Changes in Reserve Fund Balances

	RESERVE FUND	AUDITED Balance 2/28/2022	Additions to Fund	Charges to Fund	Balance 2/28/2023
	Pooled Reserves Beginning	181,622.11	122,400.00		304,022.11
	Quarterly Assessments		212,400.00		212,400.00
	SA - Bldg Maintenance 2022		100,000.00		100,000.00
	Interest		35.72		35.72
9850	General Reserves Expenses			(118,557.50)	(118,557.50)
9840	Elevator			(372,757.64)	(372,757.64)
9859	Seawall 2020 expenses			(74,591.48)	(74,591.48)
9852	Elevator loan interest/expense			(18,667.33)	(18,667.33)
9861	Spalling Project 2022			(305,908.82)	(305,908.82)
	TOTAL RESERVE FUNDS	**181,622.11**	**434,835.72**	**(890,482.77)**	**(274,024.94)**
	RESERVE LIABILITIES				
2082	Loan (Seawall)	2,192,050.26		(129,157.96)	2,062,892.30
2083	Truist Elevator loan		600,000.00		600,000.00
3006	Unbilled Def S/A-Seawall	914,452.49			914,452.49
3023	Deferred SA	32,326.32			32,326.32
	Accounts Payable	0.00			0.00
	RESERVE LIAB. & FUND BAL	3,320,451.18	1,034,835.72	(1,019,640.73)	**3,335,646.17**

Water Glades Tower 300

AGED OWNER BALANCE

As of: 02/28/2023

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
310C	10C	Diane Ackerman 5510 North Ocean Drive, Unit 10C	$0.00	$0.00	$0.00	$1,000.00	$1,000.00
320A	20A	Myrlene Barrera 5510 North Ocean Drive, Unit 20A	$0.00	$0.00	$0.00	$1,000.00	$1,000.00
304A	4A	Craig Alan Bullock 5510 North Ocean Drive, Unit 4A	$1,170.00	$0.00	$0.00	$0.00	$1,170.00
316D	16D	Charles & Ingrid Davis 5510 North Ocean Drive, Unit 16D	$1,120.00	$0.00	$0.00	$0.00	$1,120.00
309A	9A	Stephen & Amy Dunn 5510 North Ocean Drive, Unit 9A	$0.00	$0.00	$0.00	$1,000.00	$1,000.00
309C	9C	Stephen & Amy Dunn/Stephanie Barnes 5510 North Ocean Drive, Unit 9C	$0.00	$0.00	$0.00	$1,000.00	$1,000.00
303B	3B	Linda Gibbs 5510 North Ocean Drive, Unit 3B	$0.00	$0.00	$0.00	$1,000.00	$1,000.00
327B	27B	Joseph Lesser 5510 North Ocean Drive, Unit 27B	$0.00	$0.00	$0.00	$975.00	$975.00
305C	5C	Phillip & Linda Ley 5510 North Ocean Drive, Unit 5C	$1,170.00	$0.00	$0.00	$0.00	$1,170.00
327C	27C	Carlo Luzzatto 5510 North Ocean Drive, Unit 27C	$0.00	$0.00	$0.00	$1,000.00	$1,000.00
319B	19B	Manfred & Marion Mach 5510 North Ocean Drive, Unit 19B	$1,170.00	$1,170.00	$1,170.00	$6,850.00	$10,360.00
312B	12B	Indurashmi Mayakrishman & Ragunathan Kanagavelu 5510 North Ocean Drive, Unit 12B	$1,170.00	$0.00	$0.00	$0.00	$1,170.00
305A	5A	Cynthia Meyer 5510 North Ocean Drive, Unit 5A	$1,182.00	$0.00	$0.00	$0.00	$1,182.00
309B	9B	Patricia Stahl & Sarah Shepard 5510 North Ocean Drive, Unit 9B	$0.00	$0.00	$0.00	$1,000.00	$1,000.00
302D	2D	John Stimac II 5510 North Ocean Drive, Unit 2D	$4.00	$0.00	$0.00	$0.00	$4.00
314A	14A	Robert & Victoria Wychulis 5510 North Ocean Drive, Unit 14A	$0.00	$0.00	$0.00	$1,000.00	$1,000.00
Community Total			**$6,986.00**	**$1,170.00**	**$1,170.00**	**$15,825.00**	**$25,151.00**

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
01 - Late Fees	01311	$12.00	$0.00	$0.00	$0.00	$12.00
A1 - Maintenance	01311	$6,974.00	$1,170.00	$1,170.00	$5,850.00	$15,164.00
C10 - Building Maintenance 2022	01345	$0.00	$0.00	$0.00	$9,975.00	$9,975.00
Grand Total:		**$6,986.00**	**$1,170.00**	**$1,170.00**	**$15,825.00**	**$25,151.00**

Account#	Account Description	Delinquency Amount
01311	Accounts Receivable	$15,176.00
01345	A/R Special POA	$9,975.00
Total:		$25,151.00

Total Number of Homes: 16

Water Glades Tower 300

Run Date: 03/20/2023
Run Time: 11:06 AM

PREPAID OWNERS

As of: 02/28/2023

Owner	Address	Account #	Lot #		Prepaid Balance
Karen Finck Trust	5510 North Ocean Drive, Unit 2B	302B	2B	PP - General	$895.00
				Total	**$895.00**
TriCar of Florida, Inc. - Joe Carapella (*)	5510 North Ocean Drive, Unit 3C	303C	3C	PP - General	$10,080.00
				Total	**$10,080.00**
Igor & Yelena Polyakova	5510 North Ocean Drive, Unit 4B	304B	4B	PP - General	$20.00
				Total	**$20.00**
Louis & Catherine Baccari	5510 North Ocean Drive, Unit 6A	306A	6A	PP - General	$500.00
				Total	**$500.00**
Tammy Zorn	5510 North Ocean Drive, Unit 6C	306C	6C	PP - General	$1,315.00
				Total	**$1,315.00**
Gary Schnabolk	5510 North Ocean Drive, Unit 7D	307D	7D	PP - General	$1,315.00
				Total	**$1,315.00**
8A LLC - Greg Fried	5510 North Ocean Drive, Unit 8A	308A	8A	PP - General	$75.00
				Total	**$75.00**
Guillermo Palm & Maria Martin - Sea Select LLC	5510 North Ocean Drive, Unit 8D	308D	8D	PP - General	$970.00
				Total	**$970.00**
Arno & Lenore Housman	5510 North Ocean Drive, Unit 9D	309D	9D	PP - General	$65.00
				Total	**$65.00**
Glenda Webb & Michael Cohen	5510 North Ocean Drive, Unit 10B	310B	10B	PP - General	$15,780.00
				Total	**$15,780.00**
John & Maureen Passerini	5510 North Ocean Drive, Unit 11A	311A	11A	PP - General	$195.00
				Total	**$195.00**
Rawson Investment Property (*)	5510 North Ocean Drive, Unit 12B	312B	12B	PP - General	$2,935.00
				Total	**$2,935.00**
Mary Obzansky	5510 North Ocean Drive, Unit 12C	312C	12C	PP - General	$100.00
				Total	**$100.00**
Anthony & Maria Buljevic & Lavinio Arianna	5510 North Ocean Drive, Unit 14C	314C	14C	PP - General	$468.00
				Total	**$468.00**
Scott & Linda Willinger	5510 North Ocean Drive, Unit 14D	314D	14D	PP - General	$145.00
				Total	**$145.00**
Marc J Thompson & Mi Sun Lee	5510 North Ocean Drive, Unit 15B	315B	15B	PP - General	$1,170.00
				Total	**$1,170.00**
Robert & Mary Goldstein	5510 North Ocean Drive, Unit 15D	315D	15D	PP - General	$145.00
				Total	**$145.00**
Charles & Assuntina MacDonald	5510 North Ocean Drive, Unit 16A	316A	16A	PP - General	$7.00
				Total	**$7.00**
John Hamlin & Jennifer Allen	5510 North Ocean Drive, Unit 18C	318C	18C	PP - General	$1,000.00
				Total	**$1,000.00**
Gustavo & Maria & Manuela, Marte, Inaki Usandizaga	5510 North Ocean Drive, Unit 18D	318D	18D	PP - General	$2,630.00
				Total	**$2,630.00**
Francis & Susan Golier	5510 North Ocean Drive, Unit 19C	319C	19C	PP - General	$213.00
				Total	**$213.00**
John Walter & Wendy Koenig	5510 North Ocean Drive, Unit 20B	320B	20B	PP - General	$1,315.00
				Total	**$1,315.00**
Fred & Aldrich Baas	5510 North Ocean Drive, Unit 21A	321A	21A	PP - General	$0.01
				Total	**$0.01**
MM&B Holding Company LLC	5510 North Ocean Drive, Unit 21D	321D	21D	PP - General	$81.75
				Total	**$81.75**
Algora Int'l, Inc. Secara (*)	5510 North Ocean Drive, Unit 22A	322A	22A	PP - General	$1,990.00
				Total	**$1,990.00**
Jane & Carol Keffel	5510 North Ocean Drive, Unit 23A	323A	23A	PP - General	$1,206.00
				Total	**$1,206.00**
Halldora Capio	5510 North Ocean Drive, Unit 23B	323B	23B	PP - General	$6,340.00
				Total	**$6,340.00**

Owner	Address	Account #	Lot #		Prepaid Balance
Vilas & Smita Deshpande	5510 North Ocean Drive, Unit 23C	323C	23C	PP - General	$1,000.00
				Total	**$1,000.00**
Charles Beckinella	5510 North Ocean Drive, Unit 23D	323D	23D	PP - General	$570.00
				Total	**$570.00**
Howard Ellner	5510 North Ocean Drive, Unit 24A	324A	24A	PP - General	$111.00
				Total	**$111.00**
Robert & Nancy Stockton	5510 North Ocean Drive, Unit 24B	324B	24B	PP - General	$1,315.00
				Total	**$1,315.00**
NIDAMI LLC - Daniela Levati	5510 North Ocean Drive, Unit 24D	324D	24D	PP - General	$40.00
				Total	**$40.00**
John Hamlin & Jennifer Allen	5510 North Ocean Drive, Unit 25C	325C	25C	PP - General	$1,000.00
				Total	**$1,000.00**
Debra Crisan	5510 North Ocean Drive, Unit 25D	325D	25D	PP - General	$1,315.00
				Total	**$1,315.00**
Leslie Menzies	5510 North Ocean Drive, Unit 27A	327A	27A	PP - General	$149.00
				Total	**$149.00**
David & Judith Shill	5510 North Ocean Drive, Unit 27D	327D	27D	PP - General	$29.79
				Total	**$29.79**
				PP - General	$56,485.55
				Total	**$56,485.55**

Aged Open Items

Water Glades Tower 300
As of: 02/28/2023

Run Date: 03/20/2023
Run Time: 11:05 AM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
37545	WA130-WATER GLADES POA, INC. 05405 Building	5509	2/28/2023	$2,082.83	$0.00	$0.00	$0.00
37546	ACCURATE-ACCURATE AIR CONDITIONING SVCS 05176 R & M Air Conditioning	1039	2/28/2023	$329.00	$0.00	$0.00	$0.00
37649	BE180-BECKER & POLIAKOFF, P.A. 06040 Legal Fees	5059525	2/28/2023	$219.50	$0.00	$0.00	$0.00
37650	AA300-A.T. DESIGNS, INC 09861 Spalling Project 2022	23 095	2/1/2023	$343.75	$0.00	$0.00	$0.00
37653	PU613-PURCHASE POWER 05180 Office Supplies	800090900294429	12/26/2023	$43.77	$0.00	$0.00	$0.00
37655	CO140-COASTAL FITNESS 05207 Gym Maintenance	1Q-23-WG300	2/1/2023	$187.25	$0.00	$0.00	$0.00
Total				**$3,206.10**	**$0.00**	**$0.00**	**$0.00**

Grand Total **$3,206.10**

WATERGLADES - TOWER 300

Prepaid Insurance - : February 28, 2023

Agent	Policy	Column1	Column2	Column7	Months Remaining	Monthly Expense	Prepaid Balance	Column3
USI Insurance		3/1/2022	2/28/2023	193,849.00	0	16,154.08	0.00	
USI Insurance		3/1/2023	2/29/2024	324,368.00			324,368.00	
QBE Insurance	Flood	11/1/2022	10/31/2023	19,001.00	8	1,583.42	12,667.33	
Total						17,737.50	337,035.33	

Income/Expense Statement
Water Glades Tower 300
As of: 2/28/2023

		CURRENT PERIOD			YEAR-TO-DATE			YEARLY
		ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
	INCOME							
04000	Maintenance Assessment	72,437.00	72,433.42	3.58	869,200.00	869,201.00	(1.00)	869,201.00
04200	Insurance Assessment	16,663.00	16,666.67	(3.67)	200,000.00	200,000.00	0.00	200,000.00
04410	Interest Income	1.44	0.00	1.44	10.37	0.00	10.37	0.00
04412	Interest (Insurance)	6.30	0.00	6.30	44.68	0.00	44.68	0.00
04415	Comcast Cable Rebate	0.00	0.00	0.00	0.00	0.00	0.00	0.00
04420	Interest (Delinquent/Atty)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
04710	Application/Least Income	0.00	0.00	0.00	1,800.00	0.00	1,800.00	0.00
04800	Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
04810	Medco Key Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
04820	Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
04885	Insurance Claim Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Subtotal Income	89,107.74	89,100.08	7.66	1,071,055.05	1,069,201.00	1,854.05	1,069,201.00
Contract Expenses								
05202	Water Treatment	333.32	291.67	(41.65)	3,710.43	3,500.00	(210.43)	3,500.00
05203	Generator Maintenance	0.00	79.17	79.17	1,000.00	950.00	(50.00)	950.00
05204	Fire Sprinkler Inspections	0.00	483.33	483.33	3,418.77	5,800.00	2,381.23	5,800.00
05205	Roof Inspections	0.00	41.67	41.67	0.00	500.00	500.00	500.00
05206	Alsco Mats	194.06	208.33	14.27	2,505.82	2,500.00	(5.82)	2,500.00
05207	Gym Maintenance	187.25	62.50	(124.75)	936.25	750.00	(186.25)	750.00
05230	Elevator	1,251.50	1,250.00	(1.50)	14,777.30	15,000.00	222.70	15,000.00
05240	Cable TV	9,325.36	9,225.00	(100.36)	110,717.10	110,700.00	(17.10)	110,700.00
05250	Pest Control	218.00	218.00	0.00	2,741.00	2,616.00	(125.00)	2,616.00
		11,509.49	11,859.67	350.18	139,806.67	142,316.00	2,509.33	142,316.00
Material and Equipment								
05405	Building	2,260.47	2,000.00	(260.47)	33,602.10	24,000.00	(9,602.10)	24,000.00
05140	Supplies & Hardware	0.00	0.00	0.00	18.99	0.00	(18.99)	0.00
05145	R & M Elevator	0.00	750.00	750.00	1,814.80	9,000.00	7,185.20	9,000.00
05170	R & M Appliance	887.60	395.83	(491.77)	4,753.13	4,750.00	(3.13)	4,750.00
05171	R&M Equipment	1,613.55	0.00	(1,613.55)	1,613.55	0.00	(1,613.55)	
05172	R & M Electrical	0.00	133.33	133.33	0.00	1,600.00	1,600.00	1,600.00
05173	Cameras & Entry System	0.00	191.67	191.67	937.50	2,300.00	1,362.50	2,300.00
05174	Generator Maintenance	0.00	43.33	43.33	0.00	520.00	520.00	520.00
05175	Drywall Repair	300.00	83.33	(216.67)	6,240.00	1,000.00	(5,240.00)	1,000.00
05176	R & M Air Conditioning	329.00	666.67	337.67	11,901.25	8,000.00	(3,901.25)	8,000.00
05178	R & M Plumbing	0.00	1,000.00	1,000.00	6,992.00	12,000.00	5,008.00	12,000.00
05181	L&M Painting	0.00	500.00	500.00	11,758.83	6,000.00	(5,758.83)	6,000.00
05182	L & M Fire Safety Systems	490.34	458.33	(32.01)	1,346.09	5,500.00	4,153.91	5,500.00
05208	Carpet Cleaning	0.00	350.00	350.00	1,750.00	4,200.00	2,450.00	4,200.00
05220	Landscape Replacement	0.00	158.33	158.33	330.00	1,900.00	1,570.00	1,900.00
		5,880.96	6,730.83	849.87	83,058.24	80,770.00	(2,288.24)	80,770.00
Utilities								
06620	Water/Sewer/Trash	8,836.37	6,833.33	(2,003.04)	78,209.40	82,000.00	3,790.60	82,000.00
06630	Electricity	4,184.88	4,258.33	73.45	53,223.74	51,100.00	(2,123.74)	51,100.00
06640	Gas	40.08	50.00	9.92	487.87	600.00	112.13	600.00
06650	Telephone	0.00	28.67	28.67	0.00	344.00	344.00	344.00
		13,061.33	11,170.33	(1,891.00)	131,921.01	134,044.00	2,122.99	134,044.00

Income/Expense Statement
Water Glades Tower 300
As of: 2/28/2023

		CURRENT PERIOD			YEAR-TO-DATE			YEARLY
		ACTUAL	**BUDGET**	**VARIANCE**	**ACTUAL**	**BUDGET**	**VARIANCE**	**BUDGET**
Professional Service								
06020	Accounting/Audit Fees	0.00	350.00	350.00	4,200.00	4,200.00	0.00	4,200.00
06025	Application/Lease Expense	0.00	83.33	83.33	755.00	1,000.00	245.00	1,000.00
06030	Engineering Fees	0.00	833.33	833.33	5,850.00	10,000.00	4,150.00	10,000.00
06040	Legal Fees	219.50	625.00	405.50	2,562.50	7,500.00	4,937.50	7,500.00
		219.50	1,891.67	1,672.17	13,367.50	22,700.00	9,332.50	22,700.00
Common Expense and Insurance								
05400	POA Common Expenses	40,684.25	40,684.25	0.00	488,211.00	488,211.00	0.00	488,211.00
06060	Insurance Expense	17,737.50	16,666.67	(1,070.83)	211,380.00	200,000.00	(11,380.00)	200,000.00
		58,421.75	57,350.92	(1,070.83)	699,591.00	688,211.00	(11,380.00)	688,211.00
Other Expense								
05180	Office Supplies	353.27	26.67	(326.60)	625.84	320.00	(305.84)	320.00
09020	Licenses/Dues/Subscriptions	0.00	53.33	53.33	611.25	640.00	28.75	640.00
06050	Miscellaneous	0.00	16.67	16.67	967.00	200.00	(767.00)	200.00
		353.27	96.67	(256.60)	2,204.09	1,160.00	(1,044.09)	1,160.00
	TOTAL EXPENSES	89,446.30	89,100.08	(346.22)	1,069,948.51	1,069,201.00	(747.51)	1,069,201.00
	Current Year Net Income/(loss)	(338.56)	0.00	(338.56)	1,106.54	0.00	1,106.54	0.00

Income/Expense Statement
Water Glades Tower 300
As of: 2/28/2023

	INCOME	**CURRENT ACTUAL**	**YEAR-TO-DATE ACTUAL**
04900	Reserve Revenue	10,200.00	122,400.00
04901	Reserve Interest	1.67	35.72
04904	Payback of loan from Maint	17,700.00	212,400.00
04912	SA - Building Maintenance 2022	0.00	100,000.00
	Subtotal income	27,901.67	434,835.72
Reserve Expenditures			
09850	General Reserve Expense	46,967.50	118,557.50
09840	Elevator	0.00	372,757.64
09859	Seawall 2020 exepnses	6,160.65	74,591.48
09861	Spalling Project 2022	36,462.05	305,908.82
09862	Elevator loan interest/Expense	1,650.10	18,667.33
		91,240.30	890,482.77
	Current Year Net Income/(loss)	(63,338.63)	(455,647.05)

Water Glades Tower 300

GENERAL LEDGER DETAIL

As of: Start: 02/01/2023 | End: 02/28/2023

Account				Balance Forward	Debits	Credits	Ending Balance
01100 Oper Lockbox (MM) BB&T xx91884				$19,557.42	$425,806.44	$436,824.90	$8,538.96
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
2/1/2023	AP 36521 Hand Written ...	020123	HO240 - HOME DEPOT C...	ONLINE PAYT	$0.00	$658.02	
2/2/2023	AR 36543 Cash Receipts...	0000000...			$7,215.00	$0.00	
2/3/2023	AR 36544 Cash Receipts...	0049617...			$3,510.00	$0.00	
2/3/2023	AP 36589 Print Check	35439	FI110 - FIDELITY DAT...	BACKGROUND C...	$0.00	$96.00	
2/3/2023	AP 36589 Print Check	35441	PU613 - PURCHASE POW...	POSTAGE	$0.00	$22.78	
2/3/2023	AP 36589 Print Check	35438	TH190 - TK ELEVATOR ...	FEB ELEV	$0.00	$1,251.50	
2/3/2023	AP 36589 Print Check	35440	WA130 - WATER GLADES...	REIMB BB&T	$0.00	$1,751.67	
2/3/2023	AR 36618 Cash Receipts...	0000000...			$64,350.00	$0.00	
2/6/2023	AR 36826 Cash Receipts...	0000000...			$3,655.00	$0.00	
2/7/2023	AR 37733 Cash Receipts...	0000001...			$2,340.00	$0.00	
2/7/2023	AR 37779 Backout Payme...	0000000...			$0.00	$1,170.00	
2/7/2023	AR 37780 Adjustment				$0.00	$12.00	
2/8/2023	AR 36908 Cash Receipts...	0000003...			$1,170.00	$0.00	
2/9/2023	AR 36909 Cash Receipts...	120			$18,120.00	$0.00	
2/10/2023	AP 36971 Print Check	35449	AB240 - ABOVE & BEYO...	JAN PEST	$0.00	$218.00	
2/10/2023	AP 36971 Print Check	35446	AL715 - ALSCO	MATS	$0.00	$97.03	
2/10/2023	AP 36971 Print Check	35447	NALCO - NALCO WATER	FEB WATER TR...	$0.00	$333.32	
2/10/2023	AP 36971 Print Check	35443	MA632 - MARINE ENGIN...	GENERATOR MA...	$0.00	$1,613.55	
2/10/2023	AP 36971 Print Check	35445	PASSERINI - MAUREEN ...	REIMB PARTY ...	$0.00	$129.22	
2/10/2023	AP 36971 Print Check	35448	A1 - A1 APPLIANCE & ...	CK WASHER	$0.00	$278.00	
2/10/2023	AP 36971 Print Check	35442	STIMAC - JOHN STIMAC	REFUND OVERP...	$0.00	$1,170.00	
2/10/2023	AP 36971 Print Check	35444	OCEAN - OCEAN H SERV...	CAULKING	$0.00	$300.00	
2/10/2023	AR 37098 Cash Receipts...	0000000...			$2,340.00	$0.00	
2/10/2023	AP 37449 Hand Written ...	021023	CO280 - COMCAST	AUTOPAY	$0.00	$8,894.52	
2/10/2023	AP 37451 Hand Written ...	021023	FPL - FLORIDA POWER ...	AUTOPAY	$0.00	$4,184.88	
2/13/2023	AR 37102 Cash Receipts...	0000000...			$2,290.00	$0.00	
2/13/2023	GL 37477 Journal Entry		COUPONS	SD	$0.00	$309.50	
2/15/2023	AR 37120 Cash Receipts...	0000000...			$1,315.00	$0.00	
2/15/2023	AP 37450 Hand Written ...	021523	CI160 - CITY OF RIVI...	AUTOPAY	$0.00	$8,836.37	
2/16/2023	GL 37129 Journal Entry		Transfer to POA	journal entr...	$0.00	$40,684.25	
2/16/2023	AR 37131 Cash Receipts...	0000000...			$1,170.00	$0.00	
2/17/2023	AR 37132 Cash Receipts...	0000005...			$2,735.00	$0.00	
2/17/2023	AP 37153 Print Check	35452	1ST - 1ST FIRE & SEC...	FIRE ALARM R...	$0.00	$490.34	
2/17/2023	AP 37153 Print Check	35451	USI - USI INSURANCE ...	3/23-3/24 PR...	$0.00	$324,368.00	

Account				Balance Forward	Debits	Credits	Ending Balance
2/17/2023	AP 37153 Print Check	35450	LAZOWSKI - BARRY LAZ...	REFUND OVERP...	$0.00	$2,170.00	
2/17/2023	AR 37185 Cash Receipts...	0000000...			$1,315.00	$0.00	
2/20/2023	GL 37181 Journal Entry		Xfer from Ins to Op	journal entr...	$307,705.00	$27,000.00	
2/21/2023	AR 37279 Cash Receipts...	0000003...			$1,315.00	$0.00	
2/22/2023	AR 37371 Cash Receipts...	0003224...			$1,315.00	$0.00	
2/24/2023	AP 37413 Print Check	35454	AB240 - ABOVE & BEYO...	FEB PEST	$0.00	$218.00	
2/24/2023	AP 37413 Print Check	35453	AL715 - ALSCO	MATS	$0.00	$97.03	
2/24/2023	AP 37452 Hand Written ...	022423	CO280 - COMCAST	AUTOPAY	$0.00	$367.99	
2/27/2023	AR 37472 Cash Receipts...	0000000...			$1,315.00	$0.00	
2/28/2023	GL 37476 Journal Entry		Xfer to Reserves	journal entr...	$0.00	$10,000.00	
2/28/2023	AR 37481 Cash Receipts...	0000008...			$2,630.00	$0.00	
2/28/2023	GL 37785 Journal Entry		Interest	journal entr...	$1.44	$102.93	
01105 Security Deposit - BB&T 2354				$51,138.00	$0.00	$0.00	$51,138.00
01110 Reserves BB&T xx55072				$260,085.26	$272,001.57	$229,103.90	$302,982.93
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
2/2/2023	GL 36515 Journal Entry		Xfer to POA-Tennis C...	Xfer to POA-...	$0.00	$14,062.50	
2/10/2023	AP 36972 Print Check	1055	AA300 - A.T. DESIGNS...	DEC ENGINEER...	$0.00	$2,337.50	
2/10/2023	AP 36972 Print Check	1056	CUSTOMGR - CUSTOM GR...	APP 7 RESTOR...	$0.00	$33,780.80	
2/17/2023	AP 37152 Print Check	1057	FA160 - FARMER & IRW...	DEPOSIT ON B...	$0.00	$19,957.50	
2/20/2023	GL 37181 Journal Entry		Xfer from Resv to Op...	journal entr...	$27,000.00	$144,368.00	
2/23/2023	GL 37782 Journal Entry		additional loan mone...	journal entr...	$235,000.00	$0.00	
2/24/2023	AP 37414 Print Check	1058	1ST - 1ST FIRE & SEC...	DEPOSIT ON P...	$0.00	$12,947.50	
2/27/2023	GL 37781 Journal Entry		Loan interest	Loan interes...	$0.00	$1,650.10	
2/28/2023	GL 37476 Journal Entry		Xfer to Reserves	journal entr...	$10,000.00	$0.00	
2/28/2023	GL 37785 Journal Entry		Interest	journal entr...	$1.57	$0.00	
01113 Insurance - BB&T xx5958				$167,508.27	$6.30	$163,337.00	$4,177.57
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
2/20/2023	GL 37181 Journal Entry		Xfer from Ins to Op	journal entr...	$0.00	$163,337.00	
2/28/2023	GL 37785 Journal Entry		Interest	journal entr...	$6.30	$0.00	
01119 Reserves BB&T xx6359				$25,182.01	$0.10	$16,979.12	$8,202.99
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
2/28/2023	GL 37783 Journal Entry		paydown loan	journal entr...	$0.00	$16,979.12	
2/28/2023	GL 37785 Journal Entry		Interest	journal entr...	$0.10	$0.00	
01311 Accounts Receivable				$9,489.00	$120,388.00	$114,726.00	$15,151.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
2/1/2023	AR 36511 Apply Charges				$117,000.00	$0.00	
2/1/2023	AR 36512 Apply PrePaid...				$0.00	$31,499.54	
2/2/2023	AR 36543 Cash Receipts...	0000000...			$0.00	$6,633.00	
2/3/2023	AR 36544 Cash Receipts...	0049617...			$0.00	$2,304.00	
2/3/2023	AR 36618 Cash Receipts...	0000000...			$0.00	$57,023.25	
2/6/2023	AR 36826 Cash Receipts...	0000015...			$0.00	$2,340.00	
2/7/2023	AR 37733 Cash Receipts...	0000001...			$0.00	$2,340.00	

Account				Balance Forward	Debits	Credits	Ending Balance
2/7/2023	AR 37779 Backout Payme...	0000000...			$1,170.00	$0.00	
2/7/2023	AR 37780 Adjustment				$12.00	$0.00	
2/8/2023	AR 36908 Cash Receipts...	0000003...			$0.00	$1,170.00	
2/9/2023	AR 36909 Cash Receipts...	0000005...			$0.00	$2,310.21	
2/10/2023	AR 36918 Adjustment				$1,170.00	$0.00	
2/10/2023	AR 37098 Cash Receipts...	0000000...			$0.00	$2,340.00	
2/13/2023	AR 37099 Apply PrePaid...				$0.00	$1,166.00	
2/13/2023	AR 37102 Cash Receipts...	0000000...			$0.00	$1,720.00	
2/17/2023	AR 37185 Cash Receipts...	0000000...			$0.00	$1,120.00	
2/21/2023	AR 37279 Cash Receipts...	0000003...			$0.00	$1,170.00	
2/22/2023	AR 37371 Cash Receipts...	0003224...			$0.00	$420.00	
2/28/2023	AR 37481 Cash Receipts...	0000008...			$0.00	$1,170.00	
2/28/2023	GL 37784 Journal Entry		adjust AR	journal entr...	$1,036.00	$0.00	
01345 A/R Special POA				$11,036.00	$0.00	$1,036.00	$10,000.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2023	GL 37784 Journal Entry		adjust AR	journal entr...	$0.00	$1,036.00	
01349 Unbilled S/A receivable				$2,852,500.00	$0.00	$0.00	$2,852,500.00
01410 Prepaid Expenses				$400.00	$3,340.00	$3,340.00	$400.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/10/2023	AR 36918 Adjustment				$0.00	$1,170.00	
2/10/2023	AP 36960 Enter Bill		STIMAC - JOHN STIMAC	REFUND OVERP...	$1,170.00	$0.00	
2/15/2023	AR 37119 Adjustment				$0.00	$2,170.00	
2/17/2023	AP 37150 Enter Bill		LAZOWSKI - BARRY LAZ...	REFUND OVERP...	$2,170.00	$0.00	
01416 Prepaid Insurance				$30,405.80	$324,368.00	$17,737.50	$337,036.30
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/17/2023	AP 37148 Enter Bill		USI - USI INSURANCE ...	3/23-3/24 PR...	$324,368.00	$0.00	
2/28/2023	GL 37785 Journal Entry		Insurance Expense	journal entr...	$0.00	$17,737.50	
01530 Furnitures and Fixtures				$91,174.36	$0.00	$0.00	$91,174.36
01532 Accumulated Depreciation				($87,281.23)	$0.00	$0.00	($87,281.23)
01600 Land Parcels 4 & 5				$398,975.65	$0.00	$0.00	$398,975.65
01840 Utilitiy Deposits				$1,876.76	$0.00	$0.00	$1,876.76
02040 Accounts Payable				($2,088.45)	$403,627.74	$404,745.39	($3,206.10)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2023	AP 36586 Enter Bill		TH190 - TK ELEVATOR ...	FEB ELEV	$0.00	$1,251.50	
2/1/2023	AP 36968 Enter Bill		AA300 - A.T. DESIGNS...	DEC ENGINEER...	$0.00	$2,337.50	
2/1/2023	AP 36969 Enter Bill		CUSTOMGR - CUSTOM GR...	APP 7 RESTOR...	$0.00	$33,780.80	
2/1/2023	AP 37650 Enter Bill		AA300 - A.T. DESIGNS...	JAN ENGINEER...	$0.00	$343.75	
2/1/2023	AP 37655 Enter Bill		CO140 - COASTAL FITN...	PREV MAINT	$0.00	$187.25	
2/2/2023	AP 36963 Enter Bill		A1 - A1 APPLIANCE & ...	CK WASHER	$0.00	$139.00	
2/2/2023	AP 36964 Enter Bill		A1 - A1 APPLIANCE & ...	CK WASHER	$0.00	$139.00	
2/3/2023	AP 36589 Print Check	35439	FI110 - FIDELITY DAT...	BACKGROUND C...	$96.00	$0.00	
2/3/2023	AP 36589 Print Check	35441	PU613 - PURCHASE POW...	POSTAGE	$22.78	$0.00	
2/3/2023	AP 36589 Print Check	35438	TH190 - TK ELEVATOR ...	FEB ELEV	$1,251.50	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
2/3/2023	AP 36589 Print Check	35440	WA130 - WATER GLADES...	REIMB BB&T	$1,751.67	$0.00	
2/6/2023	AP 36965 Enter Bill		NALCO - NALCO WATER	FEB WATER TR...	$0.00	$333.32	
2/6/2023	AP 37149 Enter Bill		1ST - 1ST FIRE & SEC...	FIRE ALARM R...	$0.00	$490.34	
2/7/2023	AP 36962 Enter Bill		AL715 - ALSCO	MATS	$0.00	$97.03	
2/7/2023	AP 36970 Enter Bill		PASSERINI - MAUREEN ...	REIMB PARTY ...	$0.00	$129.22	
2/8/2023	AP 36961 Enter Bill		OCEAN - OCEAN H SERV...	CAULKING	$0.00	$300.00	
2/8/2023	AP 36967 Enter Bill		MA632 - MARINE ENGIN...	GENERATOR MA...	$0.00	$1,613.55	
2/10/2023	AP 36960 Enter Bill		STIMAC - JOHN STIMAC	REFUND OVERP...	$0.00	$1,170.00	
2/10/2023	AP 36971 Print Check	35449	AB240 - ABOVE & BEYO...	JAN PEST	$218.00	$0.00	
2/10/2023	AP 36971 Print Check	35446	AL715 - ALSCO	MATS	$97.03	$0.00	
2/10/2023	AP 36971 Print Check	35447	NALCO - NALCO WATER	FEB WATER TR...	$333.32	$0.00	
2/10/2023	AP 36971 Print Check	35443	MA632 - MARINE ENGIN...	GENERATOR MA...	$1,613.55	$0.00	
2/10/2023	AP 36971 Print Check	35445	PASSERINI - MAUREEN ...	REIMB PARTY ...	$129.22	$0.00	
2/10/2023	AP 36971 Print Check	35448	A1 - A1 APPLIANCE & ...	CK WASHER	$278.00	$0.00	
2/10/2023	AP 36971 Print Check	35442	STIMAC - JOHN STIMAC	REFUND OVERP...	$1,170.00	$0.00	
2/10/2023	AP 36971 Print Check	35444	OCEAN - OCEAN H SERV...	CAULKING	$300.00	$0.00	
2/10/2023	AP 36972 Print Check	1055	AA300 - A.T. DESIGNS...	DEC ENGINEER...	$2,337.50	$0.00	
2/10/2023	AP 36972 Print Check	1056	CUSTOMGR - CUSTOM GR...	APP 7 RESTOR...	$33,780.80	$0.00	
2/16/2023	AP 37410 Enter Bill		AB240 - ABOVE & BEYO...	FEB PEST	$0.00	$218.00	
2/17/2023	AP 37148 Enter Bill		USI - USI INSURANCE ...	3/23-3/24 PR...	$0.00	$324,368.00	
2/17/2023	AP 37150 Enter Bill		LAZOWSKI - BARRY LAZ...	REFUND OVERP...	$0.00	$2,170.00	
2/17/2023	AP 37151 Enter Bill		FA160 - FARMER & IRW...	DEPOSIT ON B...	$0.00	$19,957.50	
2/17/2023	AP 37152 Print Check	1057	FA160 - FARMER & IRW...	DEPOSIT ON B...	$19,957.50	$0.00	
2/17/2023	AP 37153 Print Check	35452	1ST - 1ST FIRE & SEC...	FIRE ALARM R...	$490.34	$0.00	
2/17/2023	AP 37153 Print Check	35451	USI - USI INSURANCE ...	3/23-3/24 PR...	$324,368.00	$0.00	
2/17/2023	AP 37153 Print Check	35450	LAZOWSKI - BARRY LAZ...	REFUND OVERP...	$2,170.00	$0.00	
2/17/2023	AP 37412 Enter Bill		1ST - 1ST FIRE & SEC...	DEPOSIT ON P...	$0.00	$12,947.50	
2/21/2023	AP 37411 Enter Bill		AL715 - ALSCO	MATS	$0.00	$97.03	
2/24/2023	AP 37413 Print Check	35454	AB240 - ABOVE & BEYO...	FEB PEST	$218.00	$0.00	
2/24/2023	AP 37413 Print Check	35453	AL715 - ALSCO	MATS	$97.03	$0.00	
2/24/2023	AP 37414 Print Check	1058	1ST - 1ST FIRE & SEC...	DEPOSIT ON P...	$12,947.50	$0.00	
2/26/2023	AP 37653 Enter Bill		PU613 - PURCHASE POW...	POSTAGE	$0.00	$43.77	
2/28/2023	AP 37545 Enter Bill		WA130 - WATER GLADES...	REIMB TRUIST	$0.00	$2,082.83	
2/28/2023	AP 37546 Enter Bill		ACCURATE - ACCURATE ...	A/C RPR	$0.00	$329.00	
2/28/2023	AP 37649 Enter Bill		BE180 - BECKER & POL...	FEB LEGAL	$0.00	$219.50	
02052 Prepaid Owner Assessments				($55,281.55)	$34,835.54	$36,039.54	($56,485.55)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2023	AR 36512 Apply PrePaid...				$31,499.54	$0.00	
2/2/2023	AR 36543 Cash Receipts...	0000000...			$0.00	$582.00	
2/3/2023	AR 36544 Cash Receipts...	4458			$0.00	$1,206.00	
2/3/2023	AR 36618 Cash Receipts...	0000000...			$0.00	$7,326.75	
2/6/2023	AR 36826 Cash Receipts...	0000000...			$0.00	$1,315.00	
2/9/2023	AR 36909 Cash Receipts...	120			$0.00	$15,809.79	
2/13/2023	AR 37099 Apply PrePaid...				$1,166.00	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
2/13/2023	AR 37102 Cash Receipts...	0000000...			$0.00	$570.00	
2/15/2023	AR 37119 Adjustment				$2,170.00	$0.00	
2/15/2023	AR 37120 Cash Receipts...	0000000...			$0.00	$1,315.00	
2/16/2023	AR 37131 Cash Receipts...	0000000...			$0.00	$1,170.00	
2/17/2023	AR 37132 Cash Receipts...	0000005...			$0.00	$2,735.00	
2/17/2023	AR 37185 Cash Receipts...	0000000...			$0.00	$195.00	
2/21/2023	AR 37279 Cash Receipts...	0000003...			$0.00	$145.00	
2/22/2023	AR 37371 Cash Receipts...	0003224...			$0.00	$895.00	
2/27/2023	AR 37472 Cash Receipts...	0000000...			$0.00	$1,315.00	
2/28/2023	AR 37481 Cash Receipts...	0000008...			$0.00	$1,460.00	
02082 BB&T Loan (Seawall)				($2,073,710.77)	$10,818.47	$0.00	($2,062,892.30)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2023	GL 37783 Journal Entry		paydown loan	journal entr...	$10,818.47	$0.00	
02083 Truist Loan - Elevator				($365,000.00)	$0.00	$235,000.00	($600,000.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/23/2023	GL 37782 Journal Entry		additional loan mone...	journal entr...	$0.00	$235,000.00	
02095 Security Deposit				($51,138.00)	$0.00	$0.00	($51,138.00)
03005 Deferred Cable Rebate				($10,000.00)	$0.00	$0.00	($10,000.00)
03006 Unbilled Def S/A-Seawall				($914,452.49)	$0.00	$0.00	($914,452.49)
03008 Deferred S/A				($32,326.32)	$0.00	$0.00	($32,326.32)
03023 Deferred Maintenance				($181,622.11)	$0.00	$0.00	($181,622.11)
03140 Retained Earnings				($537,290.93)	$0.00	$0.00	($537,290.93)
04000 Maintenance Assessments				($796,763.00)	$44,563.00	$117,000.00	($869,200.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2023	AR 36511 Apply Charges				$0.00	$117,000.00	
2/28/2023	GL 37785 Journal Entry		Def Maint Assessment	journal entr...	$44,563.00	$0.00	
04200 Insurance Assessments				($183,337.00)	$0.00	$16,663.00	($200,000.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2023	GL 37785 Journal Entry		Insurance Assessment	journal entr...	$0.00	$16,663.00	
04410 Interest Income				($8.93)	$0.00	$1.44	($10.37)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2023	GL 37785 Journal Entry		Interest	journal entr...	$0.00	$1.44	
04412 Interest (Insurance A/C)				($38.38)	$0.00	$6.30	($44.68)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2023	GL 37785 Journal Entry		Interest	journal entr...	$0.00	$6.30	
04710 Application/Lease Income				($1,800.00)	$0.00	$0.00	($1,800.00)
04900 Reserve revenue				($112,200.00)	$0.00	$10,200.00	($122,400.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2023	GL 37785 Journal Entry		Def Maint Assessment	journal entr...	$0.00	$10,200.00	
04901 Reserve Interest				($34.05)	$0.00	$1.67	($35.72)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2023	GL 37785 Journal Entry		Interest	journal entr...	$0.00	$1.67	

Account				Balance Forward	Debits	Credits	Ending Balance
04904 Payback of loan from Maint.				($194,700.00)	$0.00	$17,700.00	($212,400.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2023	GL 37785 Journal Entry		Special Assessment	journal entr...	$0.00	$17,700.00	
04912 SA - Building Maintenance 2022				($100,000.00)	$0.00	$0.00	($100,000.00)
05140 Supplies and Hardware				$18.99	$0.00	$0.00	$18.99
05145 L & M Elevator				$1,814.80	$0.00	$0.00	$1,814.80
05170 R & M Appliance				$3,865.53	$887.60	$0.00	$4,753.13
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2023	AP 36521 Hand Written ...	020123	HO240 - HOME DEPOT C...	ONLINE PAYT	$609.60	$0.00	
2/2/2023	AP 36963 Enter Bill		A1 - A1 APPLIANCE & ...	CK WASHER	$139.00	$0.00	
2/2/2023	AP 36964 Enter Bill		A1 - A1 APPLIANCE & ...	CK WASHER	$139.00	$0.00	
05171 R & M Equipment				$0.00	$1,613.55	$0.00	$1,613.55
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/8/2023	AP 36967 Enter Bill		MA632 - MARINE ENGIN...	GENERATOR MA...	$1,613.55	$0.00	
05173 Cameras & Entry System				$937.50	$0.00	$0.00	$937.50
05175 Drywall Repair				$5,940.00	$300.00	$0.00	$6,240.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/8/2023	AP 36961 Enter Bill		OCEAN - OCEAN H SERV...	CAULKING	$300.00	$0.00	
05176 R & M Air Conditioning				$11,572.25	$329.00	$0.00	$11,901.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2023	AP 37546 Enter Bill		ACCURATE - ACCURATE ...	A/C RPR	$329.00	$0.00	
05178 R & M Plumbing				$6,992.00	$0.00	$0.00	$6,992.00
05180 Office Supplies				$272.57	$353.27	$0.00	$625.84
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/13/2023	GL 37477 Journal Entry		COUPONS	SD	$309.50	$0.00	
2/26/2023	AP 37653 Enter Bill		PU613 - PURCHASE POW...	POSTAGE	$43.77	$0.00	
05181 L&M Painting				$11,758.83	$0.00	$0.00	$11,758.83
05182 L & M Fire Safety Systems				$855.75	$490.34	$0.00	$1,346.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/6/2023	AP 37149 Enter Bill		1ST - 1ST FIRE & SEC...	FIRE ALARM R...	$490.34	$0.00	
05202 Water Treatment				$3,377.11	$333.32	$0.00	$3,710.43
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/6/2023	AP 36965 Enter Bill		NALCO - NALCO WATER	FEB WATER TR...	$333.32	$0.00	
05203 Generator Maintenance				$1,000.00	$0.00	$0.00	$1,000.00
05204 Fire Sprinklers Inspections				$3,418.77	$0.00	$0.00	$3,418.77
05206 Alsco Mats				$2,311.76	$194.06	$0.00	$2,505.82
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/7/2023	AP 36962 Enter Bill		AL715 - ALSCO	MATS	$97.03	$0.00	
2/21/2023	AP 37411 Enter Bill		AL715 - ALSCO	MATS	$97.03	$0.00	
05207 Gym Maintenance				$749.00	$187.25	$0.00	$936.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2023	AP 37655 Enter Bill		CO140 - COASTAL FITN...	PREV MAINT	$187.25	$0.00	
05208 Carpet Cleaning				$1,750.00	$0.00	$0.00	$1,750.00
05220 Landscape Replacement				$330.00	$0.00	$0.00	$330.00
05230 Elevator				$13,525.80	$1,251.50	$0.00	$14,777.30
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
2/1/2023	AP 36586 Enter Bill		TH190 - TK ELEVATOR ...	FEB ELEV	$1,251.50	$0.00	
05240 Cable TV				$101,391.74	$9,325.36	$0.00	$110,717.10
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/10/2023	AP 37449 Hand Written ...	021023	CO280 - COMCAST	AUTOPAY	$8,894.52	$0.00	
2/24/2023	AP 37452 Hand Written ...	022423	CO280 - COMCAST	AUTOPAY	$367.99	$0.00	
2/28/2023	GL 37785 Journal Entry		Comcast	journal entr...	$62.85	$0.00	
05250 Pest Control				$2,523.00	$218.00	$0.00	$2,741.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/16/2023	AP 37410 Enter Bill		AB240 - ABOVE & BEYO...	FEB PEST	$218.00	$0.00	
05400 POA Common Expenses				$447,526.75	$40,684.25	$0.00	$488,211.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/16/2023	GL 37129 Journal Entry		Transfer to POA	journal entr...	$40,684.25	$0.00	
05405 Building				$31,341.63	$2,260.47	$0.00	$33,602.10
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2023	AP 36521 Hand Written ...	020123	HO240 - HOME DEPOT C...	ONLINE PAYT	$48.42	$0.00	
2/7/2023	AP 36970 Enter Bill		PASSERINI - MAUREEN ...	REIMB PARTY ...	$129.22	$0.00	
2/28/2023	AP 37545 Enter Bill		WA130 - WATER GLADES...	REIMB TRUIST	$2,082.83	$0.00	
06020 Accounting/Audit Fees				$4,200.00	$0.00	$0.00	$4,200.00
06025 Application/Lease expense				$755.00	$0.00	$0.00	$755.00
06030 Engineering Fees				$5,850.00	$0.00	$0.00	$5,850.00
06040 Legal Fees				$2,343.00	$219.50	$0.00	$2,562.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2023	AP 37649 Enter Bill		BE180 - BECKER & POL...	FEB LEGAL	$219.50	$0.00	
06050 Miscellaneous				$931.00	$0.00	$0.00	$931.00
06060 Insurance Expense				$193,642.50	$17,737.50	$0.00	$211,380.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2023	GL 37785 Journal Entry		Insurance Expense	journal entr...	$17,737.50	$0.00	
06620 Water/Sewer/Trash				$69,373.03	$8,836.37	$0.00	$78,209.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/15/2023	AP 37450 Hand Written ...	021523	CI160 - CITY OF RIVI...	AUTOPAY	$8,836.37	$0.00	
06630 Electricity				$49,038.86	$4,184.88	$0.00	$53,223.74
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/10/2023	AP 37451 Hand Written ...	021023	FPL - FLORIDA POWER ...	AUTOPAY	$4,184.88	$0.00	
06640 Gas				$447.79	$40.08	$0.00	$487.87
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2023	GL 37785 Journal Entry		FPUC	journal entr...	$40.08	$0.00	
09020 Licenses/Dues/Subscriptions				$611.25	$0.00	$0.00	$611.25
09099 Contingency				$36.00	$0.00	$0.00	$36.00
09840 Reserves - Elevator				$372,757.64	$0.00	$0.00	$372,757.64
09850 General Reserve Expense				$71,590.00	$46,967.50	$0.00	$118,557.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/2/2023	GL 36515 Journal Entry		Xfer to POA-Tennis C...	Xfer to POA-...	$14,062.50	$0.00	
2/17/2023	AP 37151 Enter Bill		FA160 - FARMER & IRW...	DEPOSIT ON B...	$19,957.50	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
2/17/2023	AP 37412 Enter Bill		1ST - 1ST FIRE & SEC...	DEPOSIT ON P...	$12,947.50	$0.00	
09859 Seawall 2020 expenses				$68,430.83	$6,160.65	$0.00	$74,591.48
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2023	GL 37783 Journal Entry		paydown loan	journal entr...	$6,160.65	$0.00	
09861 Spalling Project 2022				$269,446.77	$36,462.05	$0.00	$305,908.82
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2023	AP 36968 Enter Bill		AA300 - A.T. DESIGNS...	DEC ENGINEER...	$2,337.50	$0.00	
2/1/2023	AP 36969 Enter Bill		CUSTOMGR - CUSTOM GR...	APP 7 RESTOR...	$33,780.80	$0.00	
2/1/2023	AP 37650 Enter Bill		AA300 - A.T. DESIGNS...	JAN ENGINEER...	$343.75	$0.00	
09862 Elevator loan interest				$17,017.23	$1,650.10	$0.00	$18,667.33
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/27/2023	GL 37781 Journal Entry		Loan interest	Loan interes...	$1,650.10	$0.00	
Total:				**$0.00**	**$1,820,241.76**	**$1,820,241.76**	**$0.00**