Water Glades Tower 300
April 30, 2021

Financial Reports

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Water Glades Tower 300
Treasurer's Report
April 30, 2021

Operating Activity Summary

	Year to date		
	Actual	Budget	Variance
Income	170,443	169,643	800
Expenses			
Contracts	21,472	22,949	1,477
Material/Equip	5,862	14,772	8,910
Utilities	20,170	21,305	1,135
Prof Services	3,377	3,042	(335)
Common Exp	107,266	107,358	92
Other Exp	480	217	(264)
	158,628	169,643	11,015
Net Income (Loss)	11,815	(0)	11,815

G/L	Reserve Cash Description	Amount
1110	Reserves-BB&T	265,389.04
1119	Reserves-BB&T	57,322.67
	Total Actual Cash	322,711.71

Balance Sheet
Water Glades Tower 300
As of: 4/30/2021

	ASSETS	OPERATING	RESERVES	TOTAL
Operating Cash				
01100	Oper Lockbox BB&T- xx1868	57,539.02		57,539.02
01105	Security Deposit A/C	41,614.00		41,614.00
01113	Insurance - BB&T xx5966	31,784.81		31,784.81
01115	Due from (to) /reserves	0.00		0.00
	Opeating Cash	130,937.83		130,937.83
Reserve Assets				
01110	Reserves - BB&T xx9361		265,389.04	265,389.04
01125	Due from (to) Operating		0.00	0.00
01119	Reserves - BB&T xx6359		57,322.67	57,322.67
	Reserve Assets		322,711.71	322,711.71
Other Assets				
01311	Accounts Receivable	3,334.00		3,334.00
01312	Allowance for Bad Debt	0.00		0.00
1348	A/R - Due from POA	0.00		0.00
01410	Prepaid Expenses	0.00		0.00
01416	Prepaid Insurance	145,451.76		145,451.76
01840	Utility Deposits	1,876.76		1,876.76
	Other Assets	150,662.52	0.00	150,662.52
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	(79,495.99)		(79,495.99)
	Property	410,654.02		410,654.02
	TOTAL ASSETS	692,254.37	322,711.71	1,014,966.08
	LIABILITIES			
Liabilities				
02040	Accounts Payable	2,956.00		2,956.00
02041	Accounts Payable-Reserves		0.00	0.00
02052	Prepaid Owner Assessments	65,439.55		65,439.55
02082	BB&T - Loan (Seawall)		1,827,160.78	1,827,160.78
02090	Accrued Expenses	0.00		0.00
02095	Lease Security Deposit	41,638.00		41,638.00
3005	Deferred Cable Rebate	15,000.00		15,000.00
	Total Liabilities	125,033.55	1,827,160.78	1,952,194.33
Fund Balance				
03008	Deferred S/A		32,326.32	32,326.32
03023	Deferred Maintenance Fund		(1,046,165.14)	(1,046,165.14)
03140	Operating Fund Balance - Begng	555,405.93		555,405.93
	Current Year Net Income/Loss	11,814.89	(490,610.25)	(478,795.36)
	Total Fund Balances	567,220.82	(1,504,449.07)	(937,228.25)
	Total Liabilities & Equity	692,254.37	322,711.71	1,014,966.08

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

	RESERVE FUND	AUDITED Balance 2/28/2021	Additions to Fund	Charges to Fund	Balance 4/30/2021
	Pooled Reserves Beginning	(1,046,165.14)	20,400.00		(1,025,765.14)
	Quarterly Assessments		33,960.00		33,960.00
	Interest		5.68		5.68
9850	General Reserves Expenses				0.00
9854	Interest Exp/Loan Fees				0.00
9856	Interest on Loan				0.00
9859	Seawall 2020 expenses			(544,975.93)	(544,975.93)
	TOTAL RESERVE FUNDS	**(1,046,165.14)**	**54,365.68**	**(544,975.93)**	**(1,536,775.39)**
	RESERVE LIABILITIES				
2082	Loan (Seawall)	0.00	1,839,566.98	(12,406.20)	1,827,160.78
3023	Deferred SA	32,326.32			32,326.32
	Accounts Payable			0.00	0.00
	RESERVE LIAB. & FUND BAL	(1,013,838.82)	1,893,932.66	(557,382.13)	**322,711.71**

Water Glades Tower 300

Run Date: 05/18/2021
Run Time: 01:52 PM

AGED OWNER BALANCE

As of: 04/30/2021

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
316D	16D	Vincent Borst (*) 5510 North Ocean Drive, Unit 16D	$0.00	$100.00	$0.00	$0.00	$100.00
317D	17D	Silvana Daniel, Carl Daniel, Cindy Peters 5510 North Ocean Drive, Unit 17D	$1,120.00	$0.00	$0.00	$0.00	$1,120.00
315D	15D	Robert & Mary Goldstein 5510 North Ocean Drive, Unit 15D	$25.00	$0.00	$0.00	$0.00	$25.00
314A	14A	Ram & Sharon Iyer 5510 North Ocean Drive, Unit 14A	$1,120.00	$74.00	$0.00	$0.00	$1,194.00
307C	7C	Thomas & Maureen O'Brien 5510 North Ocean Drive, Unit 7C	$895.00	$0.00	$0.00	$0.00	$895.00
Community Total			**$3,160.00**	**$174.00**	**$0.00**	**$0.00**	**$3,334.00**

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - Maintenance	01311	$3,160.00	$174.00	$0.00	$0.00	$3,334.00
Grand Total:		**$3,160.00**	**$174.00**	**$0.00**	**$0.00**	**$3,334.00**

Account#	Account Description	Delinquency Amount
01311	Accounts Receivable	$3,334.00
Total:		$3,334.00

Water Glades Tower 300

Run Date: 05/18/2021
Run Time: 01:53 PM

PREPAID OWNERS

As of: 04/30/2021

Owner	Address	Account #	Lot #		Prepaid Balance
Karen Finck Trust	5510 North Ocean Drive, Unit 2B	302B	2B	PP - General	$1,300.00
				Total	**$1,300.00**
John Stimac II	5510 North Ocean Drive, Unit 2D	302D	2D	PP - General	$2,236.00
				Total	**$2,236.00**
Dennis & Debbie Donsker Trust	5510 North Ocean Drive, Unit 3A	303A	3A	PP - General	$1,120.00
				Total	**$1,120.00**
TriCar of Florida, Inc. - Joe Carapella	5510 North Ocean Drive, Unit 3C	303C	3C	PP - General	$11,200.00
				Total	**$11,200.00**
Norma Woody	5510 North Ocean Drive, Unit 4A	304A	4A	PP - General	$1,120.00
				Total	**$1,120.00**
Igor & Yelena Polyakova	5510 North Ocean Drive, Unit 4B	304B	4B	PP - General	$1,020.00
				Total	**$1,020.00**
Tammy Zorn	5510 North Ocean Drive, Unit 6C	306C	6C	PP - General	$1,120.00
				Total	**$1,120.00**
Barbara Giambalvo	5510 North Ocean Drive, Unit 6D	306D	6D	PP - General	$1,120.00
				Total	**$1,120.00**
Gary Schnabolk	5510 North Ocean Drive, Unit 7D	307D	7D	PP - General	$1,120.00
				Total	**$1,120.00**
8A LLC - Greg Fried	5510 North Ocean Drive, Unit 8A	308A	8A	PP - General	$480.00
				Total	**$480.00**
Richard Doyle	5510 North Ocean Drive, Unit 8B	308B	8B	PP - General	$1,120.00
				Total	**$1,120.00**
Sea Select LLC	5510 North Ocean Drive, Unit 8D	308D	8D	PP - General	$2,090.00
				Total	**$2,090.00**
Patricia Stahl & Sarah Shepard	5510 North Ocean Drive, Unit 9B	309B	9B	PP - General	$180.00
				Total	**$180.00**
Arno & Lenore Housman	5510 North Ocean Drive, Unit 9D	309D	9D	PP - General	$1,185.00
				Total	**$1,185.00**
Glenda Webb & Michael Cohen	5510 North Ocean Drive, Unit 10B	310B	10B	PP - General	$8,960.00
				Total	**$8,960.00**
Anne Licursi	5510 North Ocean Drive, Unit 10D	310D	10D	PP - General	$1,020.00
				Total	**$1,020.00**
Rawson Investment Property	5510 North Ocean Drive, Unit 12B	312B	12B	PP - General	$1,815.00
				Total	**$1,815.00**
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	$1,120.00
				Total	**$1,120.00**
Reza Tehrani	5510 North Ocean Drive, Unit 15A	315A	15A	PP - General	$1,095.00
				Total	**$1,095.00**
Arlene Friner	5510 North Ocean Drive, Unit 15B	315B	15B	PP - General	$1,120.00
				Total	**$1,120.00**
Charles & Assuntina MacDonald	5510 North Ocean Drive, Unit 16A	316A	16A	PP - General	$7.00
				Total	**$7.00**
Gustavo & Maria & Manuela, Marte, Imaki Usandizaga	5510 North Ocean Drive, Unit 18D	318D	18D	PP - General	$2,280.00
				Total	**$2,280.00**
Sabine & Lisa Gerhardy	5510 North Ocean Drive, Unit 19B	319B	19B	PP - General	$64.00
				Total	**$64.00**
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	$1,120.00
				Total	**$1,120.00**
Reuven & Gay Gershoni	5510 North Ocean Drive, Unit	320C	20C	PP - General	$1,120.00

Owner	Address	Account #	Lot #		Prepaid Balance
	20C			**Total**	**$1,120.00**
Fred & Aldrich Baas	5510 North Ocean Drive, Unit 21A	321A	21A	PP - General	$1,120.01
				Total	**$1,120.01**
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**
Richard & Danya Kieval	5510 North Ocean Drive, Unit 22C	322C	22C	PP - General	$4,480.00
				Total	**$4,480.00**
Lawrence & Lori Gross	5510 North Ocean Drive, Unit 23A	323A	23A	PP - General	$970.00
				Total	**$970.00**
Halldora Capio	5510 North Ocean Drive, Unit 23B	323B	23B	PP - General	$5,170.00
				Total	**$5,170.00**
D4 Realty, LLC - Vilas Deshpande	5510 North Ocean Drive, Unit 23C	323C	23C	PP - General	$1,000.00
				Total	**$1,000.00**
Howard Ellner	5510 North Ocean Drive, Unit 24A	324A	24A	PP - General	$111.00
				Total	**$111.00**
NIDAMI LLC	5510 North Ocean Drive, Unit 24D	324D	24D	PP - General	$40.00
				Total	**$40.00**
Debra Crisan	5510 North Ocean Drive, Unit 25D	325D	25D	PP - General	$2,240.00
				Total	**$2,240.00**
Leslie Menzies	5510 North Ocean Drive, Unit 27A	327A	27A	PP - General	$1,269.00
				Total	**$1,269.00**
Joseph Lesser	5510 North Ocean Drive, Unit 27B	327B	27B	PP - General	$25.00
				Total	**$25.00**
David & Judith Shill	5510 North Ocean Drive, Unit 27D	327D	27D	PP - General	$29.79
				Total	**$29.79**
				PP - General	$65,439.55
				Total	**$65,439.55**

Aged Open Items

Water Glades Tower 300
As of: 04/30/2021

Run Date: 05/18/2021
Run Time: 01:53 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
23754	FI110-FIDELITY DATA SERVICE 06025 Application/Lease expense	300-20210430	4/30/2021	$96.00	$0.00	$0.00	$0.00
23755	AA300-A.T. DESIGNS, INC 06030 Engineering Fees	21 094	4/1/2021	$2,605.00	$0.00	$0.00	$0.00
23757	BE180-BECKER & POLIAKOFF, P.A. 06040 Legal Fees	4209540	4/30/2021	$255.00	$0.00	$0.00	$0.00
Total				**$2,956.00**	**$0.00**	**$0.00**	**$0.00**

Grand Total **$2,956.00**

WATERGLADES - TOWER 300

Prepaid Insurance - : April 30, 2021

Agent	Policy	Column1	Column2	Column7	Months Remaining	Monthly Expense	Prepaid Balance
USI Insurance		3/1/2021	2/28/2022	164,822.19	10	13,735.18	137,351.83
QBE Insurance	Flood	11/1/2020	10/31/2021	16,198.00	6	1,349.83	8,099.00
Total						15,085.02	145,450.83

Income/Expense Statement
Water Glades Tower 300
As of: 4/30/2021

		CURRENT PERIOD			YEAR-TO-DATE			YEARLY
		ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
	INCOME							
04000	Maintenance Assessment	69,689.00	69,690.42	(1.42)	139,378.00	139,380.83	(2.83)	836,285.00
04200	Insurance Assessment	15,131.00	15,130.83	0.17	30,262.00	30,261.67	0.33	181,570.00
04410	Interest Income	0.95	0.00	0.95	2.10	0.00	2.10	0.00
04412	Interest (Insurance)	0.68	0.00	0.68	0.77	0.00	0.77	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	100.00	0.00	100.00	800.00	0.00	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	84,921.63	84,821.25	100.38	170,442.87	169,642.50	800.37	1,017,855.00
Contract Expenses								
05202	Water Treatment	267.14	279.17	12.03	534.28	558.33	24.05	3,350.00
05203	Generator Maintenance	0.00	79.17	79.17	0.00	158.33	158.33	950.00
05204	Fire Sprinkler Inspections	0.00	483.33	483.33	0.00	966.67	966.67	5,800.00
05205	Roof Inspections	0.00	41.67	41.67	0.00	83.33	83.33	500.00
05206	Alsco Mats	151.41	191.67	40.26	935.26	383.33	(551.93)	2,300.00
05207	Gym Maintenance	0.00	62.50	62.50	0.00	125.00	125.00	750.00
05230	Elevator	1,165.16	1,208.33	43.17	2,330.32	2,416.67	86.35	14,500.00
05240	Cable TV	8,618.46	8,910.67	292.21	17,236.00	17,821.33	585.33	106,928.00
05245	Fire System Maint/Mon	0.00	0.00	0.00	0.00	0.00	0.00	0.00
05250	Pest Control	218.00	218.00	0.00	436.00	436.00	0.00	2,616.00
		10,420.17	11,474.50	1,054.33	21,471.86	22,949.00	1,477.14	137,694.00
Material and Equipment								
05405	Building	546.21	2,083.33	1,537.12	1,331.95	4,166.67	2,834.72	25,000.00
05145	R & M Elevator	0.00	500.00	500.00	1,284.79	1,000.00	(284.79)	6,000.00
05170	R & M Appliance	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
05172	R & M Electrical	0.00	291.67	291.67	328.60	583.33	254.73	3,500.00
05173	Cameras & Entry System	0.00	221.08	221.08	0.00	442.17	442.17	2,653.00
05174	Generator Maintenance	0.00	166.67	166.67	0.00	333.33	333.33	2,000.00
05175	Drywall Repair	0.00	229.17	229.17	0.00	458.33	458.33	2,750.00
05176	R & M Air Conditioning	277.50	1,000.00	722.50	277.50	2,000.00	1,722.50	12,000.00
05178	R & M Plumbing	0.00	1,458.33	1,458.33	0.00	2,916.67	2,916.67	17,500.00
05181	L&M Painting	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
05182	L & M Fire Safety Systems	0.00	456.67	456.67	1,139.59	913.33	(226.26)	5,480.00
05208	Carpet Cleaning	1,500.00	312.50	(1,187.50)	1,500.00	625.00	(875.00)	3,750.00
05220	Landscape Replacement	0.00	166.67	166.67	0.00	333.33	333.33	2,000.00
		2,323.71	7,386.08	5,062.37	5,862.43	14,772.17	8,909.74	88,633.00
Utilities								
06620	Water/Sewer/Trash	6,755.59	6,708.33	(47.26)	13,107.12	13,416.67	309.55	80,500.00
06630	Electricity	3,645.38	3,833.33	187.95	6,909.98	7,666.67	756.69	46,000.00
06640	Gas	40.50	63.75	23.25	81.00	127.50	46.50	765.00
06650	Telephone	0.00	47.08	47.08	72.32	94.17	21.85	565.00
		10,441.47	10,652.50	211.03	20,170.42	21,305.00	1,134.58	127,830.00

Income/Expense Statement
Water Glades Tower 300
As of: 4/30/2021

		CURRENT PERIOD			YEAR-TO-DATE			YEARLY
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE		BUDGET
Professional Service								
06020 Accounting/Audit Fees	0.00	354.17	354.17	0.00	708.33	708.33		4,250.00
06025 Application/Lease Expense	96.00	83.33	(12.67)	217.00	166.67	(50.33)		1,000.00
06030 Engineering Fees	2,605.00	250.00	(2,355.00)	2,605.00	500.00	(2,105.00)		3,000.00
06040 Legal Fees	255.00	833.33	578.33	555.00	1,666.67	1,111.67		10,000.00
	2,956.00	1,520.83	(1,435.17)	3,377.00	3,041.67	(335.33)		18,250.00
Common Expense and Insurance								
05400 POA Common Expenses	38,548.00	38,548.17	0.17	77,096.00	77,096.33	0.33		462,578.00
06060 Insurance Expense	15,085.01	15,130.83	45.82	30,170.02	30,261.67	91.65		181,570.00
	53,633.01	53,679.00	45.99	107,266.02	107,358.00	91.98		644,148.00
Other Expense								
05180 Office Supplies	7.00	25.00	18.00	7.00	50.00	43.00		300.00
09020 Licenses/Dues/Subscriptions	0.00	41.67	41.67	461.25	83.33	(377.92)		500.00
06050 Miscellaneous	0.00	41.67	41.67	12.00	83.33	71.33		500.00
	7.00	108.33	101.33	480.25	216.67	(263.58)		1,300.00
TOTAL EXPENSES	79,781.36	84,821.25	5,039.89	158,627.98	169,642.50	11,014.52		1,017,855.00
Current Year Net Income/(loss)	5,140.27	0.00	5,140.27	11,814.89	0.00	11,814.89		0.00

Income/Expense Statement
Water Glades Tower 300
As of: 4/30/2021

	INCOME	CURRENT ACTUAL	YEAR-TO-DATE ACTUAL
04900	Reserve Revenue	10,200.00	20,400.00
04901	Reserve Interest	2.57	5.68
04904	Payback of loan from Maint	16,980.00	33,960.00
	Subtotal income	27,182.57	54,365.68
Reserve Expenditures			
09850	General Reserve Expense	0.00	0.00
09854	Interest Exp/Loan Fees	0.00	0.00
09856	Interest on Loan	0.00	0.00
09859	Seawall 2020 exepnses	57,648.40	544,975.93
		57,648.40	544,975.93
	Current Year Net Income/(loss)	(30,465.83)	(490,610.25)

Water Glades Tower 300

Run Date: 05/18/2021
Run Time: 02:24 PM

GENERAL LEDGER DETAIL

As of: Start: 04/01/2021 | End: 04/30/2021

Account				Balance Forward	Debits	Credits	Ending Balance
01100 Oper Lockbox (MM) BB&T xx91884				$42,151.98	$174,511.95	$159,124.91	/ $57,539.02
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
4/1/2021	AP 23322 Print Check	35084	WA130 - WATER GLADES...	REIMB BB&T C...	$0.00	$259.24	
4/1/2021	AR 23344 Cash Receipts...	0000001...			$3,360.00	$0.00	
4/2/2021	AR 23347 Cash Receipts...	0000000...			$5,600.00	$0.00	
4/5/2021	AR 23353 Cash Receipts...	0000000...			$60,480.00	$0.00	
4/6/2021	AR 23362 Cash Receipts...	0670			$16,800.00	$0.00	
4/6/2021	AR 23367 Cash Receipts...	0000000...			$3,360.00	$0.00	
4/7/2021	AR 23371 Cash Receipts...	0000000...			$1,120.00	$0.00	
4/8/2021	AR 23378 Cash Receipts...	0000002...			$2,240.00	$0.00	
4/9/2021	AP 23409 Print Check	35085	AL715 - ALSCO	MATS	$0.00	$89.25	
4/9/2021	AP 23409 Print Check	35088	AT155 - NTT CLOUD CO...	CONF CALLS	$0.00	$72.32	
4/9/2021	AP 23409 Print Check	35089	FI110 - FIDELITY DAT...	BACKGROUND C...	$0.00	$121.00	
4/9/2021	AP 23409 Print Check	35087	TH190 - THYSSENKRUPP...	APR ELEV MAI...	$0.00	$1,165.16	
4/9/2021	AP 23409 Print Check	35086	ADVCOOL - ADVANCED C...	A/C RPR	$0.00	$277.50	
4/9/2021	AR 23452 Cash Receipts...	0000000...			$1,120.00	$0.00	
4/9/2021	GL 23644 Journal Entry		Coupon Books	Coupon Books	$0.00	$7.00	
4/10/2021	AP 23602 Hand Written ...	041021	CO280 - COMCAST	AUTOPAY	$0.00	$8,218.28	
4/12/2021	AR 23464 Cash Receipts...	0000001...			$5,600.00	$0.00	
4/16/2021	AR 23511 Cash Receipts...	0000000...			$100.00	$0.00	
4/17/2021	AP 23601 Hand Written ...	041721	CO280 - COMCAST	AUTOPAY	$0.00	$55.69	
4/19/2021	AR 23518 Cash Receipts...	0002976...			$2,090.00	$0.00	
4/20/2021	AR 23521 Cash Receipts...	0000000...			$1,120.00	$0.00	
4/21/2021	AP 23604 Hand Written ...	042121	FPL - FLORIDA POWER ...	AUTOPAY	$0.00	$3,645.38	
4/22/2021	AR 23529 Cash Receipts...	114			$1,120.00	$0.00	
4/22/2021	AR 23530 Cash Receipts...	463		319A MattJac...	$100.00	$0.00	
4/22/2021	AP 23605 Hand Written ...	042221	CI160 - CITY OF RIVI...	AUTOPAY	$0.00	$6,755.59	
4/23/2021	AP 23563 Print Check	35092	AB240 - ABOVE & BEYO...	APR PEST CON...	$0.00	$218.00	
4/23/2021	AP 23563 Print Check	35091	AL715 - ALSCO	MATS	$0.00	$62.16	
4/23/2021	AP 23563 Print Check	35093	NALCO - NALCO WATER	APR WATER TR...	$0.00	$267.14	
4/23/2021	AP 23563 Print Check	35090	DRY - DRY MARTINI	CLEAN HALLWA...	$0.00	$1,500.00	
4/23/2021	AR 23592 Cash Receipts...	0000004...			$1,120.00	$0.00	
4/24/2021	AP 23603 Hand Written ...	042421	CO280 - COMCAST	AUTOPAY	$0.00	$344.49	
4/26/2021	GL 23587 Journal Entry		Transfer to POA	Transfer to ...	$0.00	$38,548.00	
4/26/2021	AR 23620 Cash Receipts...	0000006...			$2,240.00	$0.00	
4/27/2021	AR 23625 Cash Receipts...	0000008...			$1,120.00	$0.00	
4/28/2021	AR 23628 Cash Receipts...	0099073...			$1,120.00	$0.00	
4/28/2021	AR 23629 Cash Receipts...	0000001...			$4,480.00	$0.00	
4/29/2021	AR 23642 Cash Receipts...	0000009...			$5,600.00	$0.00	
4/30/2021	AP 23670 Print Check	35094	WA130 - WATER GLADES...	REIMB BB&T	$0.00	$54,621.00	
4/30/2021	AP 23673 Void Check	35094	WA130 - WATER GLADES...	REIMB BB&T	$54,621.00	$0.00	
4/30/2021	AP 23676 Print Check	35095	WA130 - WATER GLADES...	REIMB BB&T	$0.00	$546.21	
4/30/2021	GL 23851 Journal Entry		Transfer Cash	Transfer Cas...	$0.00	$42,311.00	
4/30/2021	GL 23852 Journal Entry		Interest	journal entr...	$0.95	$40.50	
01105 Security Deposit - BB&T 2354				$38,614.00	$3,000.00	$0.00	/ $41,614.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
4/6/2021	AR 23363 Cash Receipts...			Sec Dep	$3,000.00	$0.00	
01110 Reserves BB&T xx55072				$260,186.84	$58,277.68	$53,075.48	/ $265,389.04
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
4/8/2021	GL 23375 Journal Entry		Transfer to POA	Transfer to ...	$0.00	$3,804.68	
4/23/2021	GL 23582 Journal Entry		Transfer from Loan	Transfer fro...	$42,378.22	$0.00	
4/26/2021	GL 23583 Journal Entry		Transfer to POA	Transfer to ...	$0.00	$42,378.22	
4/30/2021	GL 23851 Journal Entry		Transfer Cash	Transfer Cas...	$15,897.27	$6,892.58	
4/30/2021	GL 23852 Journal Entry		Interest	journal entr...	$2.19	$0.00	
01113 Insurance - BB&T xx5958				$16,653.13	$15,131.68	$0.00	/ $31,784.81
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
4/30/2021	GL 23851 Journal Entry		Transfer Cash	Transfer Cas...	$15,131.00	$0.00	
4/30/2021	GL 23852 Journal Entry		Interest	journal entr...	$0.68	$0.00	

Account	Balance Forward	Debits	Credits	Ending Balance
01119 Reserves BB&T xx6359	$57,321.41	$16,980.38	$16,979.12	$57,322.67

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
4/30/2021	GL 23851 Journal Entry		Transfer Cash	Transfer Cas...	$16,980.00	$16,979.12
4/30/2021	GL 23852 Journal Entry		Interest	journal entr...	$0.38	$0.00

Account	Balance Forward	Debits	Credits	Ending Balance
01311 Accounts Receivable	$3,434.00	$112,000.00	$112,100.00	$3,334.00

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
4/1/2021	AR 23340 Apply Charges				$112,000.00	$0.00
4/1/2021	AR 23341 Apply PrePaid...				$0.00	$32,697.55
4/1/2021	AR 23344 Cash Receipts...	0000001...			$0.00	$3,360.00
4/2/2021	AR 23347 Cash Receipts...	0000000...			$0.00	$5,113.00
4/5/2021	AR 23353 Cash Receipts...	0000000...			$0.00	$52,124.24
4/6/2021	AR 23362 Cash Receipts...	0670			$0.00	$5,570.21
4/6/2021	AR 23367 Cash Receipts...	0000015...			$0.00	$2,240.00
4/7/2021	AR 23371 Cash Receipts...	0000000...			$0.00	$1,120.00
4/8/2021	AR 23378 Cash Receipts...	0000002...			$0.00	$1,120.00
4/9/2021	AR 23452 Cash Receipts...	0000000...			$0.00	$1,120.00
4/12/2021	AR 23464 Cash Receipts...	0000001...			$0.00	$5,420.00
4/16/2021	AR 23511 Cash Receipts...	0000000...			$0.00	$100.00
4/19/2021	AR 23518 Cash Receipts...	0000000...			$0.00	$970.00
4/22/2021	AR 23529 Cash Receipts...	114			$0.00	$1,120.00
4/29/2021	AR 23642 Cash Receipts...	0000002...			$0.00	$25.00

Account	Balance Forward	Debits	Credits	Ending Balance
01416 Prepaid Insurance	$160,536.77	$0.00	$15,085.01	$145,451.76

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
4/30/2021	GL 23852 Journal Entry		Insurance expense	journal entr...	$0.00	$15,085.01

Account	Balance Forward	Debits	Credits	Ending Balance
01530 Furnitures and Fixtures	$91,174.36	$0.00	$0.00	$91,174.36
01532 Accumulated Depreciation	($79,495.99)	$0.00	$0.00	($79,495.99)
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	($452.56)	$168,440.98	$170,944.42	($2,956.00)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
4/1/2021	AP 23322 Print Check	35084	WA130 - WATER GLADES...	REIMB BB&T C...	$259.24	$0.00
4/1/2021	AP 23406 Enter Bill		TH190 - THYSSENKRUPP...	APR ELEV MAI...	$0.00	$1,165.16
4/1/2021	AP 23755 Enter Bill		AA300 - A.T. DESIGNS...	FEB ENGINEER...	$0.00	$2,605.00
4/5/2021	AP 23407 Enter Bill		ADVCOOL - ADVANCED C...	A/C RPR	$0.00	$277.50
4/6/2021	AP 23405 Enter Bill		AL715 - ALSCO	MATS	$0.00	$89.25
4/8/2021	AP 23559 Enter Bill		NALCO - NALCO WATER	APR WATER TR...	$0.00	$267.14
4/9/2021	AP 23409 Print Check	35085	AL715 - ALSCO	MATS	$89.25	$0.00
4/9/2021	AP 23409 Print Check	35088	AT155 - NTT CLOUD CO...	CONF CALLS	$72.32	$0.00
4/9/2021	AP 23409 Print Check	35089	FI110 - FIDELITY DAT...	BACKGROUND C...	$121.00	$0.00
4/9/2021	AP 23409 Print Check	35087	TH190 - THYSSENKRUPP...	APR ELEV MAI...	$1,165.16	$0.00
4/9/2021	AP 23409 Print Check	35086	ADVCOOL - ADVANCED C...	A/C RPR	$277.50	$0.00
4/15/2021	AP 23560 Enter Bill		AB240 - ABOVE & BEYO...	APR PEST CON...	$0.00	$218.00
4/20/2021	AP 23561 Enter Bill		AL715 - ALSCO	MATS	$0.00	$62.16
4/21/2021	AP 23562 Enter Bill		DRY - DRY MARTINI	CLEAN HALLWA...	$0.00	$1,500.00
4/23/2021	AP 23563 Print Check	35092	AB240 - ABOVE & BEYO...	APR PEST CON...	$218.00	$0.00
4/23/2021	AP 23563 Print Check	35091	AL715 - ALSCO	MATS	$62.16	$0.00
4/23/2021	AP 23563 Print Check	35093	NALCO - NALCO WATER	APR WATER TR...	$267.14	$0.00
4/23/2021	AP 23563 Print Check	35090	DRY - DRY MARTINI	CLEAN HALLWA...	$1,500.00	$0.00
4/30/2021	AP 23667 Enter Bill		BB100 - BB&T	REIMB BB&T	$0.00	$54,621.00
4/30/2021	AP 23668 AP Adjustment		BB100 - BB&T	REIMB BB&T	$54,621.00	$0.00
4/30/2021	AP 23669 Enter Bill		WA130 - WATER GLADES...	REIMB BB&T	$0.00	$54,621.00
4/30/2021	AP 23670 Print Check	35094	WA130 - WATER GLADES...	REIMB BB&T	$54,621.00	$0.00
4/30/2021	AP 23673 Void Check	35094	WA130 - WATER GLADES...	REIMB BB&T	$0.00	$54,621.00
4/30/2021	AP 23674 AP Adjustment		WA130 - WATER GLADES...	REIMB BB&T	$54,621.00	$0.00
4/30/2021	AP 23675 Enter Bill		WA130 - WATER GLADES...	REIMB BB&T	$0.00	$546.21
4/30/2021	AP 23676 Print Check	35095	WA130 - WATER GLADES...	REIMB BB&T	$546.21	$0.00
4/30/2021	AP 23754 Enter Bill		FI110 - FIDELITY DAT...	BACKGROUND C...	$0.00	$96.00
4/30/2021	AP 23757 Enter Bill		BE180 - BECKER & POL...	APR LEGAL	$0.00	$255.00

Account	Balance Forward	Debits	Credits	Ending Balance
02052 Prepaid Owner Assessments	($57,749.55)	$32,697.55	$40,387.55	($65,439.55)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits

Account				Balance Forward	Debits	Credits	Ending Balance
4/1/2021	AR 23341 Apply PrePaid...				$32,697.55	$0.00	
4/2/2021	AR 23347 Cash Receipts...	0000000...			$0.00	$487.00	
4/5/2021	AR 23353 Cash Receipts...	0000006...			$0.00	$8,355.76	
4/6/2021	AR 23362 Cash Receipts...	0670			$0.00	$11,229.79	
4/6/2021	AR 23367 Cash Receipts...	0000000...			$0.00	$1,120.00	
4/8/2021	AR 23378 Cash Receipts...	0000000...			$0.00	$1,120.00	
4/12/2021	AR 23464 Cash Receipts...	0000000...			$0.00	$180.00	
4/19/2021	AR 23518 Cash Receipts...	0002976...			$0.00	$1,120.00	
4/20/2021	AR 23521 Cash Receipts...	0000000...			$0.00	$1,120.00	
4/23/2021	AR 23592 Cash Receipts...	0000004...			$0.00	$1,120.00	
4/26/2021	AR 23620 Cash Receipts...	0000006...			$0.00	$2,240.00	
4/27/2021	AR 23625 Cash Receipts...	0000008...			$0.00	$1,120.00	
4/28/2021	AR 23628 Cash Receipts...	0099073...			$0.00	$1,120.00	
4/28/2021	AR 23629 Cash Receipts...	0000001...			$0.00	$4,480.00	
4/29/2021	AR 23642 Cash Receipts...	0000009...			$0.00	$5,575.00	
02082 BB&T Loan (Seawall)				($1,791,491.49)	$12,406.20	$48,075.49	($1,827,160.78)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/23/2021	GL 23582 Journal Entry		Transfer from Loan	Transfer fro...	$0.00	$42,378.22	
4/30/2021	GL 23851 Journal Entry		Transfer from Loan	Transfer Cas...	$12,406.20	$5,697.27	
02095 Security Deposit				($38,638.00)	$0.00	$3,000.00	($41,638.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/6/2021	AR 23363 Cash Receipts...			Check 5105 K...	$0.00	$3,000.00	
03005 Deferred Cable Rebate				($15,000.00)	$0.00	$0.00	($15,000.00)
03008 Deferred S/A				($32,326.32)	$0.00	$0.00	($32,326.32)
03023 Deferred Maintenance				$1,046,165.14	$0.00	$0.00	$1,046,165.14
03140 Retained Earnings				($555,405.93)	$0.00	$0.00	($555,405.93)
04000 Maintenance Assessments				($69,689.00)	$42,311.00	$112,000.00	($139,378.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2021	AR 23340 Apply Charges				$0.00	$112,000.00	
4/30/2021	GL 23852 Journal Entry		Def Maint Assessment	journal entr...	$42,311.00	$0.00	
04200 Insurance Assessments				($15,131.00)	$0.00	$15,131.00	($30,262.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2021	GL 23852 Journal Entry		Insurance Assessment	journal entr...	$0.00	$15,131.00	
04410 Interest Income				($1.15)	$0.00	$0.95	($2.10)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2021	GL 23852 Journal Entry		Interest	journal entr...	$0.00	$0.95	
04412 Interest (Insurance A/C)				($0.09)	$0.00	$0.68	($0.77)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2021	GL 23852 Journal Entry		Interest	journal entr...	$0.00	$0.68	
04710 Application/Lease Income				($700.00)	$0.00	$100.00	($800.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/22/2021	AR 23530 Cash Receipts...	463		319A MattJac...	$0.00	$100.00	
04900 Reserve revenue				($10,200.00)	$0.00	$10,200.00	($20,400.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2021	GL 23852 Journal Entry		Def Maint Assessment	journal entr...	$0.00	$10,200.00	
04901 Reserve Interest				($3.11)	$0.00	$2.57	($5.68)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2021	GL 23852 Journal Entry		Interest	journal entr...	$0.00	$2.57	
04904 Payback of loan from Maint.				($16,980.00)	$0.00	$16,980.00	($33,960.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2021	GL 23852 Journal Entry		Special Assessment	journal entr...	$0.00	$16,980.00	
05145 L & M Elevator				$1,284.79	$0.00	$0.00	$1,284.79
05172 R & M Electrical				$328.60	$0.00	$0.00	$328.60

Account				Balance Forward	Debits	Credits	Ending Balance
05176 R & M Air Conditioning				$0.00	$277.50	$0.00	$277.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/5/2021	AP 23407 Enter Bill		ADVCOOL - ADVANCED C...	A/C RPR	$277.50	$0.00	
05180 Office Supplies				$0.00	$7.00	$0.00	$7.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/9/2021	GL 23644 Journal Entry		Coupon Books	Coupon Books	$7.00	$0.00	
05182 L & M Fire Safety Systems				$1,139.59	$0.00	$0.00	$1,139.59
05202 Water Treatment				$267.14	$267.14	$0.00	$534.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/8/2021	AP 23559 Enter Bill		NALCO - NALCO WATER	APR WATER TR...	$267.14	$0.00	
05206 Alsco Mats				$783.85	$151.41	$0.00	$935.26
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/6/2021	AP 23405 Enter Bill		AL715 - ALSCO	MATS	$89.25	$0.00	
4/20/2021	AP 23561 Enter Bill		AL715 - ALSCO	MATS	$62.16	$0.00	
05208 Carpet Cleaning				$0.00	$1,500.00	$0.00	$1,500.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/21/2021	AP 23562 Enter Bill		DRY - DRY MARTINI	CLEAN HALLWA...	$1,500.00	$0.00	
05230 Elevator				$1,165.16	$1,165.16	$0.00	$2,330.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2021	AP 23406 Enter Bill		TH190 - THYSSENKRUPP...	APR ELEV MAI...	$1,165.16	$0.00	
05240 Cable TV				$8,617.54	$8,618.46	$0.00	$17,236.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/10/2021	AP 23602 Hand Written ...	041021	CO280 - COMCAST	AUTOPAY	$8,218.28	$0.00	
4/17/2021	AP 23601 Hand Written ...	041721	CO280 - COMCAST	AUTOPAY	$55.69	$0.00	
4/24/2021	AP 23603 Hand Written ...	042421	CO280 - COMCAST	AUTOPAY	$344.49	$0.00	
05250 Pest Control				$218.00	$218.00	$0.00	$436.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/15/2021	AP 23560 Enter Bill		AB240 - ABOVE & BEYO...	APR PEST CON...	$218.00	$0.00	
05400 POA Common Expenses				$38,548.00	$38,548.00	$0.00	$77,096.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/26/2021	GL 23587 Journal Entry		Transfer to POA	Transfer to ...	$38,548.00	$0.00	
05405 Building				$785.74	$109,788.21	$109,242.00	$1,331.95
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2021	AP 23667 Enter Bill		BB100 - BB&T	REIMB BB&T	$54,621.00	$0.00	
4/30/2021	AP 23668 AP Adjustment		BB100 - BB&T	REIMB BB&T	$0.00	$54,621.00	
4/30/2021	AP 23669 Enter Bill		WA130 - WATER GLADES...	REIMB BB&T	$54,621.00	$0.00	
4/30/2021	AP 23674 AP Adjustment		WA130 - WATER GLADES...	REIMB BB&T	$0.00	$54,621.00	
4/30/2021	AP 23675 Enter Bill		WA130 - WATER GLADES...	REIMB BB&T	$546.21	$0.00	
06025 Application/Lease expense				$121.00	$96.00	$0.00	$217.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2021	AP 23754 Enter Bill		FI110 - FIDELITY DAT...	BACKGROUND C...	$96.00	$0.00	
06030 Engineering Fees				$0.00	$2,605.00	$0.00	$2,605.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2021	AP 23755 Enter Bill		AA300 - A.T. DESIGNS...	FEB ENGINEER...	$2,605.00	$0.00	
06040 Legal Fees				$300.00	$255.00	$0.00	$555.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2021	AP 23757 Enter Bill		BE180 - BECKER & POL...	APR LEGAL	$255.00	$0.00	
06050 Miscellaneous				$12.00	$0.00	$0.00	$12.00
06060 Insurance Expense				$15,085.01	$15,085.01	$0.00	$30,170.02
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
4/30/2021	GL 23852 Journal Entry		Insurance expense	journal entr...	$15,085.01	$0.00	
06620 Water/Sewer/Trash				$6,351.53	$6,755.59	$0.00	$13,107.12
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
4/22/2021	AP 23605 Hand Written ...	042221	CI160 - CITY OF RIVI...	AUTOPAY	$6,755.59	$0.00	
06630 Electricity				$3,264.60	$3,645.38	$0.00	$6,909.98
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
4/21/2021	AP 23604 Hand Written ...	042121	FPL - FLORIDA POWER ...	AUTOPAY	$3,645.38	$0.00	
06640 Gas				$40.50	$40.50	$0.00	$81.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
4/30/2021	GL 23852 Journal Entry		FPUC	journal entr...	$40.50	$0.00	
06650 Telephone				$72.32	$0.00	$0.00	$72.32
09020 Licenses/Dues/Subscriptions				$461.25	$0.00	$0.00	$461.25
09859 Seawall 2020 expenses				$487,327.53	$57,648.40	$0.00	$544,975.93
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
4/8/2021	GL 23375 Journal Entry		Transfer to POA	Transfer to ...	$3,804.68	$0.00	
4/26/2021	GL 23583 Journal Entry		Transfer to POA	Transfer to ...	$42,378.22	$0.00	
4/30/2021	GL 23851 Journal Entry		Transfer to POA	Transfer Cas...	$11,465.50	$0.00	
Total:				**$0.00**	**$882,429.18**	**$882,429.18**	**$0.00**