

Water Glades Tower 300
January 31, 2023

Financial Reports

Table of Contents

	Page
Treasurer's Report	1
Balance Sheet	2
Schedule of Changes in Reserve Fund Balances	3
Accounts Receivable - Aged Trial Balance	4 - 5
Prepaid Maintenance	6 - 7
Trade Payables	8
Prepaid Insurance	9
Statement of Operating Revenues and Expenses	10 - 11
Statement of Reserve Revenues and Expenses	12
General Ledger Listing	

Water Glades Tower 300**Treasurer's Report****January 31, 2023****Operating Activity Summary**

	Year to date		
	Actual	Budget	Variance
Income	981,947	980,101	1,846
Expenses			
Contracts	128,297	130,456	2,159
Material/Equip	77,177	74,039	(3,138)
Utilities	118,860	122,874	4,014
Prof Services	13,148	21,158	8,010
Common Exp	641,169	630,860	(10,309)
Other Exp	1,851	1,063	(787)
	980,502	980,451	(51)
Net Income (Loss)	1,445	(350)	1,795

G/L	Reserve Cash Description	Amount
1110	Reserves-BB&T	260,085.26
1119	Reserves-BB&T	25,182.01
	Total Actual Cash	285,267.27

Balance Sheet
Water Glades Tower 300
As of: 1/31/2023

ASSETS					
Operating Cash		OPERATING	RESERVES	Spec Assessment	TOTAL
01100	Oper Lockbox BB&T- xx1868	19,557.42			19,557.42
01105	Security Deposit A/C	51,138.00			51,138.00
01113	Insurance - BB&T xx5966	167,508.27			167,508.27
01115	Due from (to) /reserves	(26,000.00)			(26,000.00)
	Operating Cash	212,203.69			212,203.69
Reserve Assets					
01110	Reserves - BB&T xx9361		23,300.79	236,784.47	260,085.26
01125	Due from (to) Operating		26,000.00		26,000.00
01119	Reserves - BB&T xx6359			25,182.01	25,182.01
	Reserve Assets		49,300.79	261,966.48	311,267.27
Other Assets					
01311	Accounts Receivable	9,489.00	11,036.00		20,525.00
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	30,405.80			30,405.80
01840	Utility Deposits	1,876.76			1,876.76
	Other Assets	42,171.56	11,036.00	2,852,500.00	2,905,707.56
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	657,244.03	60,336.79	3,114,466.48	3,832,047.30
LIABILITIES					
Liabilities					
02040	Accounts Payable	2,088.45			2,088.45
02041	Accounts Payable-Reserves				0.00
02052	Prepaid Owner Assessments	55,281.55			55,281.55
02082	BB&T - Loan (Seawall)			2,073,710.77	2,073,710.77
2083	Truist Loan (Elevator)		365,000.00		365,000.00
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	118,508.00	365,000.00	2,073,710.77	2,557,218.77
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	1,445.10	(518,611.64)	126,303.22	(390,863.32)
	Total Fund Balances	538,736.03	(304,663.21)	1,040,755.71	1,274,828.53
	Total Liabilities & Equity	657,244.03	60,336.79	3,114,466.48	3,832,047.30

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 1/31/2023
Pooled Reserves Beginning	181,622.11	112,200.00		293,822.11
Quarterly Assessments		194,700.00		194,700.00
SA - Bldg Maintenance 2022		100,000.00		100,000.00
Interest		34.05		34.05
9850 General Reserves Expenses			(71,590.00)	(71,590.00)
9840 Elevator			(372,757.64)	(372,757.64)
9859 Seawall 2020 expenses			(68,430.83)	(68,430.83)
9852 Elevator loan interest/expense			(17,017.23)	(17,017.23)
9861 Spalling Project 2022			(269,446.77)	(269,446.77)
TOTAL RESERVE FUNDS	181,622.11	406,934.05	(799,242.47)	(210,686.31)
RESERVE LIABILITIES				
2082 Loan (Seawall)	2,192,050.26		(118,339.49)	2,073,710.77
2083 Truist Elevator loan		365,000.00		365,000.00
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	771,934.05	(917,581.96)	3,174,803.27

Water Glades Tower 300

Run Date: 02/18/2023
Run Time: 11:24 AM

AGED OWNER BALANCE

As of: 01/31/2023

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
308A	8A	8A LLC - Greg Fried 5510 North Ocean Drive, Unit 8A	\$70.00	\$0.00	\$0.00	\$0.00	\$70.00
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	\$0.00	\$1,170.00	\$6,850.00	\$9,190.00
309B	9B	Patricia Stahl & Sarah Shepard 5510 North Ocean Drive, Unit 9B	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
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			\$3,530.00	\$0.00	\$1,170.00	\$15,825.00	\$20,525.00

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - Maintenance	01311	\$3,530.00	\$0.00	\$1,170.00	\$5,850.00	\$10,550.00
C10 - Building Maintenance 2022	01345	\$0.00	\$0.00	\$0.00	\$9,975.00	\$9,975.00
Grand Total:		\$3,530.00	\$0.00	\$1,170.00	\$15,825.00	\$20,525.00

Account#	Account Description	Delinquency Amount
01311	Accounts Receivable	\$10,550.00
01345	A/R Special POA	\$9,975.00
Total:		\$20,525.00

Total Number of Homes: 13

Water Glades Tower 300

Run Date: 02/18/2023
Run Time: 11:40 AM

PREPAID OWNERS

As of: 01/31/2023

Owner	Address	Account #	Lot #		Prepaid Balance
Karen Finck Trust	5510 North Ocean Drive, Unit 2B	302B	2B	PP - General	\$750.00
				Total	\$750.00
John Stimac II	5510 North Ocean Drive, Unit 2D	302D	2D	PP - General	\$1,166.00
				Total	\$1,166.00
Dennis & Debbie Donsker Trust	5510 North Ocean Drive, Unit 3A	303A	3A	PP - General	\$1,170.00
				Total	\$1,170.00
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
Brian Phelps	5510 North Ocean Drive, Unit 4D	304D	4D	PP - General	\$1,170.00
				Total	\$1,170.00
Louis & Catherine Baccari	5510 North Ocean Drive, Unit 6A	306A	6A	PP - General	\$450.00
				Total	\$450.00
Tammy Zorn	5510 North Ocean Drive, Unit 6C	306C	6C	PP - General	\$1,170.00
				Total	\$1,170.00
Barbara Giambalvo	5510 North Ocean Drive, Unit 6D	306D	6D	PP - General	\$1,170.00
				Total	\$1,170.00
Gary Schnabolk	5510 North Ocean Drive, Unit 7D	307D	7D	PP - General	\$1,170.00
				Total	\$1,170.00
Richard Doyle	5510 North Ocean Drive, Unit 8B	308B	8B	PP - General	\$1,170.00
				Total	\$1,170.00
Guillermo Palm & Maria Martin - Sea Select LLC	5510 North Ocean Drive, Unit 8D	308D	8D	PP - General	\$2,140.00
				Total	\$2,140.00
Arno & Lenore Housman	5510 North Ocean Drive, Unit 9D	309D	9D	PP - General	\$1,235.00
				Total	\$1,235.00
Glenda Webb & Michael Cohen	5510 North Ocean Drive, Unit 10B	310B	10B	PP - General	\$1,170.00
				Total	\$1,170.00
Anne Licursi	5510 North Ocean Drive, Unit 10D	310D	10D	PP - General	\$1,170.00
				Total	\$1,170.00
John & Maureen Passerini	5510 North Ocean Drive, Unit 11A	311A	11A	PP - General	\$50.00
				Total	\$50.00
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
Marc J Thompson & Mi Sun Lee	5510 North Ocean Drive, Unit 15B	315B	15B	PP - General	\$1,170.00
				Total	\$1,170.00
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	\$2,380.00
				Total	\$2,380.00
Francis & Susan Gollier	5510 North Ocean Drive, Unit 19C	319C	19C	PP - General	\$1,383.00
				Total	\$1,383.00
John Walter & Wendy Koenig	5510 North Ocean Drive, Unit 20B	320B	20B	PP - General	\$1,170.00
				Total	\$1,170.00
Reuven & Gay Gershoni	5510 North Ocean Drive, Unit 20C	320C	20C	PP - General	\$1,170.00
				Total	\$1,170.00
Fred & Aldrich Baas	5510 North Ocean Drive, Unit 21A	321A	21A	PP - General	\$1,170.01
				Total	\$1,170.01

1 of 2

Owner	Address	Account #	Lot #		Prepaid Balance
MM&B Holding Company LLC	5510 North Ocean Drive, Unit 21D	321D	21D	PP - General	\$81.75
				Total	\$81.75
Barry Lazowski & Cynthia Lahm	5510 North Ocean Drive, Unit 22A	322A	22A	PP - General	\$2,170.00
				Total	\$2,170.00
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	\$1,170.00
				Total	\$1,170.00
Jane & Carol Keffel	5510 North Ocean Drive, Unit 23A	323A	23A	PP - General	\$36.00
				Total	\$36.00
Halldora Capio	5510 North Ocean Drive, Unit 23B	323B	23B	PP - General	\$6,340.00
				Total	\$6,340.00
Vilas & Smita Deshpande	5510 North Ocean Drive, Unit 23C	323C	23C	PP - General	\$1,000.00
				Total	\$1,000.00
Charles Beckinella & Avril Rubin	5510 North Ocean Drive, Unit 23D	323D	23D	PP - General	\$620.00
				Total	\$620.00
Howard Ellner	5510 North Ocean Drive, Unit 24A	324A	24A	PP - General	\$111.00
				Total	\$111.00
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	\$1,170.00
				Total	\$1,170.00
Leslie Menzies	5510 North Ocean Drive, Unit 27A	327A	27A	PP - General	\$1,319.00
				Total	\$1,319.00
David & Judith Shill	5510 North Ocean Drive, Unit 27D	327D	27D	PP - General	\$29.79
				Total	\$29.79
				PP - General	\$55,281.55
				Total	\$55,281.55

Aged Open Items

Water Glades Tower 300

As of: 01/31/2023

Run Date: 02/18/2023

Run Time: 11:39 AM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
36585	WA130-WATER GLADES POA, 5509 INC. 05405 Building		1/31/2023	\$1,751.67	\$0.00	\$0.00	\$0.00
36587	FI110-FIDELITY DATA SERVICE 300-20230131 06025 Application/Lease expense		1/31/2023	\$96.00	\$0.00	\$0.00	\$0.00
36588	PU613-PURCHASE POWER 05180 Office Supplies	80009090029442911	25/2023	\$22.78	\$0.00	\$0.00	\$0.00
36966	AB240-ABOVE & BEYOND PEST 05250 Pest Control	1510335	1/19/2023	\$218.00	\$0.00	\$0.00	\$0.00
Total				\$2,088.45	\$0.00	\$0.00	\$0.00

Grand Total

\$2,088.45

WATERGLADES - TOWER 300

Prepaid Insurance - : January 31, 2023

Agent	Policy	Column1	Column2	Column3	Monthly Remaining	Monthly Expense	Prepaid Balance	Column4
USI Insurance		3/1/2022	2/28/2023	193,849.00	1	16,154.08	16,154.08	
QBE Insurance	Flood	11/1/2022	10/31/2023	19,001.00	9	1,583.42	14,250.75	
Total						17,737.50	30,404.83	

Income/Expense Statement
Water Glades Tower 300
As of: 1/31/2023

		CURRENT PERIOD			YEAR-TO-DATE			YEARLY
		ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
INCOME								
04000	Maintenance Assessment	72,233.00	72,433.42	(200.42)	796,763.00	796,767.58	(4.58)	869,201.00
04200	Insurance Assessment	16,667.00	16,666.67	0.33	183,337.00	183,333.33	3.67	200,000.00
04410	Interest Income	1.33	0.00	1.33	8.93	0.00	8.93	0.00
04412	Interest (Insurance)	6.43	0.00	6.43	38.38	0.00	38.38	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	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		89,007.76	89,100.08	(92.32)	981,947.31	980,100.92	1,846.39	1,069,201.00
Contract Expenses								
05202	Water Treatment	333.32	291.67	(41.65)	3,377.11	3,208.33	(168.78)	3,500.00
05203	Generator Maintenance	0.00	79.17	79.17	1,000.00	870.83	(129.17)	950.00
05204	Fire Sprinkler Inspections	0.00	483.33	483.33	3,418.77	5,316.67	1,897.90	5,800.00
05205	Roof Inspections	0.00	41.67	41.67	0.00	458.33	458.33	500.00
05206	AlSCO Mats	194.46	208.33	13.87	2,311.76	2,291.67	(20.09)	2,500.00
05207	Gym Maintenance	0.00	62.50	62.50	749.00	687.50	(61.50)	750.00
05230	Elevator	1,251.50	1,250.00	(1.50)	13,525.80	13,750.00	224.20	15,000.00
05240	Cable TV	9,330.69	9,225.00	(105.69)	101,391.74	101,475.00	83.26	110,700.00
05250	Pest Control	218.00	218.00	0.00	2,523.00	2,398.00	(125.00)	2,616.00
		11,327.97	11,859.67	531.70	128,297.18	130,456.33	2,159.15	142,316.00
Material and Equipment								
05405	Building	2,134.73	2,000.00	(134.73)	31,341.63	22,000.00	(9,341.63)	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	8,250.00	6,435.20	9,000.00
05170	R & M Appliance	564.96	395.83	(169.13)	3,865.53	4,354.17	488.64	4,750.00
05172	R & M Electrical	0.00	133.33	133.33	0.00	1,466.67	1,466.67	1,600.00
05173	Cameras & Entry System	0.00	191.67	191.67	937.50	2,108.33	1,170.83	2,300.00
05174	Generator Maintenance	0.00	43.33	43.33	0.00	476.67	476.67	520.00
05175	Drywall Repair	3,045.00	83.33	(2,961.67)	5,940.00	916.67	(5,023.33)	1,000.00
05176	R & M Air Conditioning	570.00	666.67	96.67	11,572.25	7,333.33	(4,238.92)	8,000.00
05178	R & M Plumbing	824.00	1,000.00	176.00	6,992.00	11,000.00	4,008.00	12,000.00
05181	L&M Painting	4,359.96	500.00	(3,859.96)	11,758.83	5,500.00	(6,258.83)	6,000.00
05182	L & M Fire Safety Systems	0.00	458.33	458.33	855.75	5,041.67	4,185.92	5,500.00
05208	Carpet Cleaning	0.00	350.00	350.00	1,750.00	3,850.00	2,100.00	4,200.00
05220	Landscape Replacement	0.00	158.33	158.33	330.00	1,741.67	1,411.67	1,900.00
		11,498.65	6,730.83	(4,767.82)	77,177.28	74,039.17	(3,138.11)	80,770.00
Utilities								
06620	Water/Sewer/Trash	7,290.06	6,833.33	(456.73)	69,373.03	75,166.67	5,793.64	82,000.00
06630	Electricity	4,072.75	4,258.33	185.58	49,038.86	46,841.67	(2,197.19)	51,100.00
06640	Gas	27.05	50.00	22.95	447.79	550.00	102.21	600.00
06650	Telephone	0.00	28.67	28.67	0.00	315.33	315.33	344.00
		11,389.86	11,170.33	(219.53)	118,859.68	122,873.67	4,013.99	134,044.00

Income/Expense Statement
Water Glades Tower 300
As of: 1/31/2023

INCOME		CURRENT ACTUAL	YEAR-TO-DATE ACTUAL
04900	Reserve Revenue	10,400.00	112,200.00
04901	Reserve Interest	1.97	34.05
04904	Payback of loan from Maint	17,700.00	194,700.00
04912	SA - Building Maintenance 2022	0.00	100,000.00
Subtotal income		<u>28,101.97</u>	<u>406,934.05</u>
Reserve Expenditures			
09850	General Reserve Expense	0.00	71,590.00
09840	Elevator	0.00	372,757.64
09859	Seawall 2020 exepnses	6,192.69	68,430.83
09861	Spalling Project 2022	210.00	269,446.77
09862	Elevator loan interest/Expense	1,650.10	17,017.23
		<u>8,052.79</u>	<u>799,242.47</u>
Current Year Net Income/(loss)		<u><u>20,049.18</u></u>	<u><u>(392,308.42)</u></u>

Water Glades Tower 300

Run Date: 02/20/2023
Run Time: 08:50 AM

GENERAL LEDGER DETAIL

As of: Start: 01/01/2023 | End: 01/31/2023

Account				Balance Forward	Debits	Credits	Ending Balance
01100 Oper Lockbox (MM) BB&T xx91884				\$27,915.70	\$113,745.64	\$122,103.92	\$19,557.42
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/3/2023	AR 35980 Cash Receipts...	0000000...			\$67,810.00	\$0.00	
1/4/2023	AR 35983 Cash Receipts...	0000000...			\$2,390.00	\$0.00	
1/5/2023	AR 36125 Cash Receipts...	0000000...			\$2,340.00	\$0.00	
1/6/2023	AP 36094 Print Check	35422	FI110 - FIDELITY DAT...	BACKGROUND C...	\$0.00	\$38.00	
1/6/2023	AP 36094 Print Check	35424	SH268-WGP - THE SHER...	PAINT	\$0.00	\$256.80	
1/6/2023	AP 36094 Print Check	35423	WA130 - WATER GLADES...	REIMB BB&T	\$0.00	\$1,513.25	
1/6/2023	AP 36094 Print Check	35421	Jhon - JV Custom Pal...	1/3-1/9 PAIN...	\$0.00	\$2,000.00	
1/6/2023	AR 36132 Cash Receipts...	0000000...			\$1,170.00	\$0.00	
1/8/2023	AR 36128 Cash Receipts...	0000995...			\$1,000.00	\$0.00	
1/8/2023	AR 36129 Cash Receipts...	51199		WGPOA Reimb ...	\$424.31	\$0.00	
1/9/2023	AR 36139 Cash Receipts...	0000001...			\$1,170.00	\$0.00	
1/10/2023	AP 36522 Hand Written ...	011023	CO280 - COMCAST	AUTOPAY	\$0.00	\$8,894.52	
1/10/2023	AP 36523 Hand Written ...	011023	FPL - FLORIDA POWER ...	AUTOPAY	\$0.00	\$4,072.75	
1/11/2023	AR 36151 Cash Receipts...	0000002...			\$4,630.00	\$0.00	
1/12/2023	AR 36170 Cash Receipts...	0000000...			\$2,340.00	\$0.00	
1/13/2023	AP 36205 Print Check	35425	AL715 - ALSCO	MATS	\$0.00	\$97.43	
1/13/2023	AP 36205 Print Check	35427	FA160 - FARMER & IRW...	A/C RPR	\$0.00	\$410.00	
1/13/2023	AP 36205 Print Check	35426	RE726 - RESERVE ADVI...	BAL ON RESER...	\$0.00	\$2,925.00	
1/13/2023	AP 36205 Print Check	35428	SH268-WGP - THE SHER...	PAINT	\$0.00	\$256.80	
1/13/2023	AR 36237 Cash Receipts...	0000015...			\$2,340.00	\$0.00	
1/15/2023	AP 36524 Hand Written ...	011523	CI160 - CITY OF RIVI...	AUTOPAY	\$0.00	\$7,714.37	
1/17/2023	AR 36247 Cash Receipts...	0044209...			\$5,850.00	\$0.00	
1/17/2023	AR 36253 Cash Receipts...	0000006...			\$2,340.00	\$0.00	
1/17/2023	AP 36525 Hand Written ...	011723	CO280 - COMCAST	AUTOPAY	\$0.00	\$62.82	
1/18/2023	AR 36262 Cash Receipts...	0000007...			\$1,170.00	\$0.00	
1/20/2023	AP 36303 Print Check	35430	RE204 - REGAL DECORA...	PAINT	\$0.00	\$109.96	
1/20/2023	AP 36303 Print Check	35431	Jhon - JV Custom Pal...	1/10-1/13 PA...	\$0.00	\$1,600.00	
1/20/2023	AP 36303 Print Check	35432	HONEST - HONEST BALL...	DEPOSIT ON E...	\$0.00	\$500.00	
1/20/2023	AP 36303 Print Check	35429	KAJAK - KAJAK PLUMBI...	RPLC PIPES	\$0.00	\$824.00	
1/20/2023	AR 36329 Cash Receipts...	0003218...			\$2,290.00	\$0.00	
1/23/2023	AR 36344 Cash Receipts...	0000000...			\$1,170.00	\$0.00	
1/24/2023	AP 36526 Hand Written ...	012423	CO280 - COMCAST	AUTOPAY	\$0.00	\$373.35	
1/25/2023	AR 36389 Cash Receipts...	0000001...			\$1,170.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
1/26/2023	AR 36394 Cash Receipts...	0000004...			\$1,170.00	\$0.00	
1/27/2023	AP 36462 Print Check	35434	AL715 - ALSCO	MATS	\$0.00	\$97.03	
1/27/2023	AP 36462 Print Check	35436	NALCO - NALCO WATER	JAN WATER TR...	\$0.00	\$333.32	
1/27/2023	AP 36462 Print Check	35435	Jhon - JV Custom Pai...	TOUCH UPS	\$0.00	\$650.00	
1/27/2023	AP 36462 Print Check	35437	GCHANDY - GC HANDY H...	RPR HOLES	\$0.00	\$3,045.00	
1/27/2023	AP 36462 Print Check	35433	ACCURATE - ACCURATE ...	INST T-STAT	\$0.00	\$160.00	
1/27/2023	AR 36482 Cash Receipts...	0000002...			\$1,170.00	\$0.00	
1/30/2023	AR 36474 Cash Receipts...	0048303...			\$1,170.00	\$0.00	
1/30/2023	AR 36475 Cash Receipts...	1052		Daniel Mallo...	\$100.00	\$0.00	
1/30/2023	AR 36485 Cash Receipts...	0000001...			\$7,020.00	\$0.00	
1/31/2023	GL 36495 Journal Entry		Transfer Cash	Transfer Cas...	\$0.00	\$85,451.25	
1/31/2023	AR 36498 Cash Receipts...	0000008...			\$3,510.00	\$0.00	
1/31/2023	GL 37176 Journal Entry		Interest	Journal entr...	\$1.33	\$718.27	
01105 Security Deposit - BB&T 2354				\$51,138.00	\$0.00	\$0.00	/ \$51,138.00
01110 Reserves BB&T xx55072				\$251,543.50	\$10,401.86	\$1,860.10	/ \$260,085.26
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/6/2023	AP 36095 Print Check	1054	AA300 - A.T. DESIGNS...	NOV INSPECTI...	\$0.00	\$210.00	
1/10/2023	GL 37175 Journal Entry		Loan interest	Journal entr...	\$0.00	\$1,650.10	
1/31/2023	GL 36495 Journal Entry		Transfer Cash	Transfer Cas...	\$10,400.00	\$0.00	
1/31/2023	GL 37176 Journal Entry		Interest	Journal entr...	\$1.86	\$0.00	
01113 Insurance - BB&T xx5958				\$150,834.84	\$16,673.43	\$0.00	/ \$167,508.27
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2023	GL 36495 Journal Entry		Transfer Cash	Transfer Cas...	\$16,667.00	\$0.00	
1/31/2023	GL 37176 Journal Entry		Interest	Journal entr...	\$6.43	\$0.00	
01119 Reserves BB&T xx6359				\$24,461.02	\$17,700.11	\$16,979.12	/ \$25,182.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/10/2023	GL 37175 Journal Entry		paydown loan	Journal entr...	\$0.00	\$16,979.12	
1/31/2023	GL 36495 Journal Entry		Transfer Cash	Transfer Cas...	\$17,700.00	\$0.00	
1/31/2023	GL 37176 Journal Entry		Interest	Journal entr...	\$0.11	\$0.00	
01311 Accounts Receivable				\$9,330.00	\$117,000.00	\$116,841.00	/ \$9,489.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2023	AR 35902 Apply Charges				\$117,000.00	\$0.00	
1/1/2023	AR 35903 Apply PrePaid...				\$0.00	\$29,422.54	
1/3/2023	AR 35980 Cash Receipts...	0000000...			\$0.00	\$61,429.25	
1/4/2023	AR 35983 Cash Receipts...	0000000...			\$0.00	\$1,940.00	
1/5/2023	AR 36125 Cash Receipts...	0000000...			\$0.00	\$1,170.00	
1/6/2023	AR 36132 Cash Receipts...	0000000...			\$0.00	\$1,170.00	
1/9/2023	AR 36139 Cash Receipts...	0000001...			\$0.00	\$1,170.00	
1/11/2023	AR 36151 Cash Receipts...	0000002...			\$0.00	\$4,010.00	
1/12/2023	AR 36170 Cash Receipts...	0000000...			\$0.00	\$2,340.00	
1/13/2023	AR 36237 Cash Receipts...	0000015...			\$0.00	\$2,340.00	

Account				Balance Forward	Debits	Credits	Ending Balance
1/17/2023	AR 36247 Cash Receipts...	0044209...			\$0.00	\$5,784.21	
1/17/2023	AR 36253 Cash Receipts...	0000006...			\$0.00	\$1,124.00	
1/18/2023	AR 36262 Cash Receipts...	0000007...			\$0.00	\$1,170.00	
1/20/2023	AR 36329 Cash Receipts...	0003218...			\$0.00	\$370.00	
1/30/2023	AR 36485 Cash Receipts...	0000000...			\$0.00	\$2,340.00	
1/31/2023	GL 37178 Journal Entry		Reclass A/R	journal entr...	\$0.00	\$1,061.00	
01345 A/R Special POA				\$10,975.00	\$1,061.00	\$1,000.00	\$11,036.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/8/2023	AR 36128 Cash Receipts...	0000995...			\$0.00	\$1,000.00	
1/31/2023	GL 37178 Journal Entry		Reclass A/R	journal entr...	\$1,061.00	\$0.00	
01349 Unbilled S/A receivable				\$2,852,500.00	\$0.00	\$0.00	\$2,852,500.00
01410 Prepaid Expenses				\$1,651.50	\$0.00	\$1,251.50	\$400.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2023	GL 36269 Journal Entry		TK Elevator-Jan23	journal entr...	\$0.00	\$1,251.50	
01416 Prepaid Insurance				\$48,143.30	\$0.00	\$17,737.50	\$30,405.80
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2023	GL 37176 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 Utility Deposits				\$1,876.76	\$0.00	\$0.00	\$1,876.76
02040 Accounts Payable				(\$1,808.05)	\$15,026.59	\$15,306.99	(\$2,088.45)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2023	AP 36201 Enter Bill		SH268-WGP - THE SHER...	PAINT	\$0.00	\$256.80	
1/1/2023	AP 36202 Enter Bill		FA160 - FARMER & IRW...	A/C RPR	\$0.00	\$410.00	
1/6/2023	AP 36093 Enter Bill		AA300 - A.T. DESIGNS...	NOV INSPECTI...	\$0.00	\$210.00	
1/6/2023	AP 36094 Print Check	35422	FI110 - FIDELITY DAT...	BACKGROUND C...	\$38.00	\$0.00	
1/6/2023	AP 36094 Print Check	35424	SH268-WGP - THE SHER...	PAINT	\$256.80	\$0.00	
1/6/2023	AP 36094 Print Check	35423	WA130 - WATER GLADES...	REIMB BB&T	\$1,513.25	\$0.00	
1/6/2023	AP 36094 Print Check	35421	Jhon - JV Custom Pai...	1/3-1/9 PAIN...	\$2,000.00	\$0.00	
1/6/2023	AP 36095 Print Check	1054	AA300 - A.T. DESIGNS...	NOV INSPECTI...	\$210.00	\$0.00	
1/6/2023	AP 36204 Enter Bill		RE726 - RESERVE ADVI...	BAL ON RESER...	\$0.00	\$2,925.00	
1/9/2023	AP 36092 Enter Bill		Jhon - JV Custom Pai...	1/3-1/9 PAIN...	\$0.00	\$2,000.00	
1/9/2023	AP 36439 Enter Bill		GCHANDY - GC HANDY H...	RPR CEILING	\$0.00	\$875.00	
1/10/2023	AP 36203 Enter Bill		AL715 - ALSCO	MATS	\$0.00	\$97.43	
1/10/2023	AP 36437 Enter Bill		GCHANDY - GC HANDY H...	RPR HOLE	\$0.00	\$485.00	
1/11/2023	AP 36438 Enter Bill		GCHANDY - GC HANDY H...	RPR HOLES	\$0.00	\$1,685.00	
1/12/2023	AP 36300 Enter Bill		HONEST - HONEST BALL...	DEPOSIT ON E...	\$0.00	\$500.00	
1/12/2023	AP 36301 Enter Bill		Jhon - JV Custom Pai...	1/10-1/13 PA...	\$0.00	\$1,600.00	
1/13/2023	AP 36205 Print Check	35425	AL715 - ALSCO	MATS	\$97.43	\$0.00	
1/13/2023	AP 36205 Print Check	35427	FA160 - FARMER & IRW...	A/C RPR	\$410.00	\$0.00	
1/13/2023	AP 36205 Print Check	35426	RE726 - RESERVE ADVI...	BAL ON RESER...	\$2,925.00	\$0.00	
1/13/2023	AP 36205 Print Check	35428	SH268-WGP - THE SHER...	PAINT	\$256.80	\$0.00	
1/13/2023	AP 36302 Enter Bill		RE204 - REGAL DECORA...	PAINT	\$0.00	\$109.96	
1/18/2023	AP 36299 Enter Bill		KAJAK - KAJAK PLUMBI...	RPLC PIPES	\$0.00	\$824.00	

Account			Balance Forward	Debits	Credits	Ending Balance
1/19/2023	AP 36966 Enter Bill		AB240 - ABOVE & BEYO...	JAN PEST	\$0.00	\$218.00
1/20/2023	AP 36303 Print Check	35430	RE204 - REGAL DECORA...	PAINT	\$109.96	\$0.00
1/20/2023	AP 36303 Print Check	35431	Jhon - JV Custom Pai...	1/10-1/13 PA...	\$1,600.00	\$0.00
1/20/2023	AP 36303 Print Check	35432	HONEST - HONEST BALL...	DEPOSIT ON E...	\$500.00	\$0.00
1/20/2023	AP 36303 Print Check	35429	KAJAK - KAJAK PLUMBI...	RPLC PIPES	\$824.00	\$0.00
1/20/2023	AP 36433 Enter Bill		NALCO - NALCO WATER	JAN WATER TR...	\$0.00	\$333.32
1/20/2023	AP 36434 Enter Bill		Jhon - JV Custom Pai...	TOUCH UPS	\$0.00	\$650.00
1/24/2023	AP 36436 Enter Bill		AL715 - ALSCO	MATS	\$0.00	\$97.03
1/25/2023	AP 36435 Enter Bill		ACCURATE - ACCURATE ...	INST T-STAT	\$0.00	\$160.00
1/25/2023	AP 36588 Enter Bill		PU613 - PURCHASE POW...	POSTAGE	\$0.00	\$22.78
1/27/2023	AP 36462 Print Check	35434	AL715 - ALSCO	MATS	\$97.03	\$0.00
1/27/2023	AP 36462 Print Check	35436	NALCO - NALCO WATER	JAN WATER TR...	\$333.32	\$0.00
1/27/2023	AP 36462 Print Check	35435	Jhon - JV Custom Pai...	TOUCH UPS	\$650.00	\$0.00
1/27/2023	AP 36462 Print Check	35437	GCHANDY - GC HANDY H...	RPR HOLES	\$3,045.00	\$0.00
1/27/2023	AP 36462 Print Check	35433	ACCURATE - ACCURATE ...	INST T-STAT	\$160.00	\$0.00
1/31/2023	AP 36585 Enter Bill		WA130 - WATER GLADES...	REIMB BB&T	\$0.00	\$1,751.67
1/31/2023	AP 36587 Enter Bill		FI110 - FIDELITY DAT...	BACKGROUND C...	\$0.00	\$96.00
02052 Prepaid Owner Assessments			(\$58,841.55)	\$29,422.54	\$25,862.54	(\$55,281.55)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
1/1/2023	AR 35903 Apply PrePaid...				\$29,422.54	\$0.00
1/3/2023	AR 35980 Cash Receipts...	0000000...			\$0.00	\$6,380.75
1/4/2023	AR 35983 Cash Receipts...	0000000...			\$0.00	\$450.00
1/5/2023	AR 36125 Cash Receipts...	0000000...			\$0.00	\$1,170.00
1/11/2023	AR 36151 Cash Receipts...	0000000...			\$0.00	\$620.00
1/17/2023	AR 36247 Cash Receipts...	2869			\$0.00	\$65.79
1/17/2023	AR 36253 Cash Receipts...	0000006...			\$0.00	\$1,216.00
1/20/2023	AR 36329 Cash Receipts...	0003218...			\$0.00	\$1,920.00
1/23/2023	AR 36344 Cash Receipts...	0000000...			\$0.00	\$1,170.00
1/25/2023	AR 36389 Cash Receipts...	0000001...			\$0.00	\$1,170.00
1/26/2023	AR 36394 Cash Receipts...	0000004...			\$0.00	\$1,170.00
1/27/2023	AR 36482 Cash Receipts...	0000002...			\$0.00	\$1,170.00
1/30/2023	AR 36474 Cash Receipts...	0048303...			\$0.00	\$1,170.00
1/30/2023	AR 36485 Cash Receipts...	0000001...			\$0.00	\$4,680.00
1/31/2023	AR 36498 Cash Receipts...	0000008...			\$0.00	\$3,510.00
02082 BB&T Loan (Seawall)			(\$2,084,497.20)	\$10,786.43	\$0.00	(\$2,073,710.77)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
1/10/2023	GL 37175 Journal Entry		paydown loan	journal entr...	\$10,786.43	\$0.00
02083 Truist Loan - Elevator			(\$365,000.00)	\$0.00	\$0.00	(\$365,000.00)
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)

Account				Balance Forward	Debits	Credits	Ending Balance
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				(\$724,530.00)	\$44,767.00	\$117,000.00	(\$796,763.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2023	AR 35902 Apply Charges				\$0.00	\$117,000.00	
1/31/2023	GL 37176 Journal Entry		Def Maint Assessment	Journal entr...	\$44,767.00	\$0.00	
04200 Insurance Assessments				(\$166,670.00)	\$0.00	\$16,667.00	(\$183,337.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2023	GL 37176 Journal Entry		Insurance Assessment	Journal entr...	\$0.00	\$16,667.00	
04410 Interest Income				(\$7.60)	\$0.00	\$1.33	(\$8.93)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2023	GL 37176 Journal Entry		Interest	Journal entr...	\$0.00	\$1.33	
04412 Interest (Insurance A/C)				(\$31.95)	\$0.00	\$6.43	(\$38.38)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2023	GL 37176 Journal Entry		Interest	Journal entr...	\$0.00	\$6.43	
04710 Application/Lease Income				(\$1,700.00)	\$0.00	\$100.00	(\$1,800.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/30/2023	AR 36475 Cash Receipts...	1052		Daniel Mallo...	\$0.00	\$100.00	
04900 Reserve revenue				(\$101,800.00)	\$0.00	\$10,400.00	(\$112,200.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2023	GL 37176 Journal Entry		Def Maint Assessment	Journal entr...	\$0.00	\$10,400.00	
04901 Reserve Interest				(\$32.08)	\$0.00	\$1.97	(\$34.05)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2023	GL 37176 Journal Entry		Interest	Journal entr...	\$0.00	\$1.97	
04904 Payback of loan from Maint.				(\$177,000.00)	\$0.00	\$17,700.00	(\$194,700.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2023	GL 37176 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				\$3,300.57	\$564.96	\$0.00	\$3,865.53
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2023	AP 36585 Enter Bill		WA130 - WATER GLADES...	REIMB BB&T	\$564.96	\$0.00	
05173 Cameras & Entry System				\$937.50	\$0.00	\$0.00	\$937.50
05175 Drywall Repair				\$2,895.00	\$3,045.00	\$0.00	\$5,940.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/9/2023	AP 36439 Enter Bill		GCHANDY - GC HANDY H...	RPR CEILING	\$875.00	\$0.00	
1/10/2023	AP 36437 Enter Bill		GCHANDY - GC HANDY H...	RPR HOLE	\$485.00	\$0.00	
1/11/2023	AP 36438 Enter Bill		GCHANDY - GC HANDY H...	RPR HOLES	\$1,685.00	\$0.00	
05176 R & M Air Conditioning				\$11,002.25	\$570.00	\$0.00	\$11,572.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2023	AP 36202 Enter Bill		FA160 - FARMER & IRW...	A/C RPR	\$410.00	\$0.00	
1/25/2023	AP 36435 Enter Bill		ACCURATE - ACCURATE ...	INST T-STAT	\$160.00	\$0.00	
05178 R & M Plumbing				\$6,168.00	\$824.00	\$0.00	\$6,992.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
1/18/2023	AP 36299 Enter Bill		KAJAK - KAJAK PLUMBI...	RPLC PIPES	\$824.00	\$0.00	
05180 Office Supplies				\$249.79	\$22.78	\$0.00	\$272.57
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/25/2023	AP 36588 Enter Bill		PU613 - PURCHASE POW...	POSTAGE	\$22.78	\$0.00	
05181 L&M Painting				\$7,398.87	\$4,359.96	\$0.00	\$11,758.83
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/9/2023	AP 36092 Enter Bill		Jhon - JV Custom Pal...	1/3-1/9 PAIN...	\$2,000.00	\$0.00	
1/12/2023	AP 36301 Enter Bill		Jhon - JV Custom Pal...	1/10-1/13 PA...	\$1,600.00	\$0.00	
1/13/2023	AP 36302 Enter Bill		RE204 - REGAL DECORA...	PAINT	\$109.96	\$0.00	
1/20/2023	AP 36434 Enter Bill		Jhon - JV Custom Pal...	TOUCH UPS	\$650.00	\$0.00	
05182 L & M Fire Safety Systems				\$855.75	\$0.00	\$0.00	\$855.75
05202 Water Treatment				\$3,043.79	\$333.32	\$0.00	\$3,377.11
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/20/2023	AP 36433 Enter Bill		NALCO - NALCO WATER	JAN 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				\$2,117.30	\$194.46	\$0.00	\$2,311.76
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/10/2023	AP 36203 Enter Bill		AL715 - ALSCO	MATS	\$97.43	\$0.00	
1/24/2023	AP 36436 Enter Bill		AL715 - ALSCO	MATS	\$97.03	\$0.00	
05207 Gym Maintenance				\$749.00	\$0.00	\$0.00	\$749.00
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				\$12,274.30	\$1,251.50	\$0.00	\$13,525.80
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2023	GL 36269 Journal Entry		TK Elevator-Jan23	journal entr...	\$1,251.50	\$0.00	
05240 Cable TV				\$92,061.05	\$9,330.69	\$0.00	\$101,391.74
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/10/2023	AP 36522 Hand Written	011023	CO280 - COMCAST	AUTOPAY	\$8,894.52	\$0.00	
...							
1/17/2023	AP 36525 Hand Written	011723	CO280 - COMCAST	AUTOPAY	\$62.82	\$0.00	
...							
1/24/2023	AP 36526 Hand Written	012423	CO280 - COMCAST	AUTOPAY	\$373.35	\$0.00	
...							
05250 Pest Control				\$2,305.00	\$218.00	\$0.00	\$2,523.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/19/2023	AP 36966 Enter Bill		AB240 - ABOVE & BEYO...	JAN PEST	\$218.00	\$0.00	
05400 POA Common Expenses				\$406,842.50	\$40,684.25	\$0.00	\$447,526.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2023	GL 36495 Journal Entry		Transfer Cash	Transfer Cas...	\$40,684.25	\$0.00	
05405 Building				\$29,206.90	\$2,134.73	\$0.00	\$31,341.63
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2023	AP 36201 Enter Bill		SH268-WGP - THE SHER...	PAINT	\$256.80	\$0.00	
1/31/2023	AP 36585 Enter Bill		WA130 - WATER GLADES...	REIMB BB&T	\$1,186.71	\$0.00	
1/31/2023	GL 37176 Journal Entry		Home Depot	journal entr...	\$691.22	\$0.00	
06020 Accounting/Audit Fees				\$4,200.00	\$0.00	\$0.00	\$4,200.00
06025 Application/Lease expense				\$659.00	\$96.00	\$0.00	\$755.00

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2023	AP 36587 Enter Bill		FI110 - FIDELITY DAT...	BACKGROUND C...	\$96.00	\$0.00	
06030 Engineering Fees				\$2,925.00	\$2,925.00	\$0.00	\$5,850.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/6/2023	AP 36204 Enter Bill		RE726 - RESERVE ADVI...	BAL ON RESER...	\$2,925.00	\$0.00	
06040 Legal Fees				\$1,843.00	\$500.00	\$0.00	\$2,343.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/12/2023	AP 36300 Enter Bill		HONEST - HONEST BALL...	DEPOSIT ON E...	\$500.00	\$0.00	
06050 Miscellaneous				\$931.00	\$0.00	\$0.00	\$931.00
06060 Insurance Expense				\$175,905.00	\$17,737.50	\$0.00	\$193,642.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2023	GL 37176 Journal Entry		Insurance Expense	journal entr...	\$17,737.50	\$0.00	
06620 Water/Sewer/Trash				\$62,082.97	\$7,714.37	\$424.31	\$69,373.03
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/8/2023	AR 36129 Cash Receipts...	51199		WGPOA Reimb ...	\$0.00	\$424.31	
1/15/2023	AP 36524 Hand Written ...	011523	CI160 - CITY OF RIVL...	AUTOPAY	\$7,714.37	\$0.00	
06630 Electricity				\$44,966.11	\$4,072.75	\$0.00	\$49,038.86
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/10/2023	AP 36523 Hand Written ...	011023	FPL - FLORIDA POWER ...	AUTOPAY	\$4,072.75	\$0.00	
06640 Gas				\$420.74	\$27.05	\$0.00	\$447.79
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2023	GL 37176 Journal Entry		FPUC	journal entr...	\$27.05	\$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	\$0.00	\$0.00	\$71,590.00
09859 Seawall 2020 expenses				\$62,238.14	\$6,192.69	\$0.00	\$68,430.83
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/10/2023	GL 37175 Journal Entry		paydown loan	journal entr...	\$6,192.69	\$0.00	
09861 Spalling Project 2022				\$269,236.77	\$210.00	\$0.00	\$269,446.77
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/6/2023	AP 36093 Enter Bill		AA300 - A.T. DESIGNS...	NOV INSPECTI...	\$210.00	\$0.00	
09862 Elevator loan interest				\$15,367.13	\$1,650.10	\$0.00	\$17,017.23
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/10/2023	GL 37175 Journal Entry		Loan interest	journal entr...	\$1,650.10	\$0.00	
Total:				\$0.00	\$481,243.71	\$481,243.71	\$0.00