

Water Glades Tower 300
March 31, 2023

Financial Reports

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

	Year to date		
	Actual	Budget	Variance
Income	99,558	99,380	177
Expenses			
Contracts	12,449	11,889	(561)
Material/Equip	6,081	6,667	586
Utilities	12,392	12,532	139
Prof Services	559	5,208	4,649
Common Exp	74,331	66,550	(7,781)
Other Exp	436	376	(60)
	106,249	103,222	(3,027)
Net Income (Loss)	(6,691)	(3,842)	(2,849)

G/L	Reserve Cash Description	Amount
1110	Reserves-BB&T	306,013.41
1119	Reserves-BB&T	30,941.45
	Total Actual Cash	336,954.86

Balance Sheet
Water Glades Tower 300
As of: 3/31/2023

ASSETS					
Operating Cash		OPERATING	RESERVES	Spec Assessment	TOTAL
01100	Oper Lockbox BB&T- xx1858	49,330.75			49,330.75
01105	Security Deposit A/C	51,138.00			51,138.00
01113	Insurance - BB&T xx5966	25,021.75			25,021.75
01115	Due from (to) /reserves	(190,683.76)			(190,683.76)
Operating Cash		(65,193.26)			(65,193.26)
Reserve Assets					
01110	Reserves - BB&T xx9361		207,033.04	98,980.37	306,013.41
01125	Due from (to) Operating		190,683.76	0.00	190,683.76
01119	Reserves - BB&T xx6359			30,941.45	30,941.45
Reserve Assets			397,716.80	129,921.82	527,638.62
Other Assets					
01311	Accounts Receivable	14,223.00	212,264.99		226,487.99
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	0.00			0.00
01416	Prepaid Insurance	308,422.21			308,422.21
01840	Utility Deposits	1,876.76			1,876.76
Other Assets		324,521.97	212,264.99	2,852,500.00	3,389,286.96
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		662,197.49	609,981.79	2,982,421.82	4,254,601.10
LIABILITIES					
Liabilities					
02040	Accounts Payable	4,522.52			4,522.52
02041	Accounts Payable-Reserves				0.00
02052	Prepaid Owner Assessments	64,470.54			64,470.54
02082	BB&T - Loan (Seawall)			2,051,448.61	2,051,448.61
2083	Truist Loan (Elevator)		600,000.00		600,000.00
02090	Accrued Expenses	360.00			360.00
02095	Lease Security Deposit	51,138.00			51,138.00
3005	Deferred Cable Rebate	10,000.00			10,000.00
Total Liabilities		130,491.06	600,000.00	2,051,448.61	2,781,939.67
Fund Balance					
03006	Unbilled Def S/A-Seawall			914,452.49	914,452.49
03008	Deferred S/A		282,326.32		282,326.32
03023	Deferred Maintenance Fund		(274,024.94)		(274,024.94)
03140	Operating Fund Balance - Begng	538,397.47			538,397.47
	Current Year Net Income/Loss	(6,691.04)	1,680.41	16,520.72	11,510.09
Total Fund Balances		531,706.43	9,981.79	930,973.21	1,472,661.43
Total Liabilities & Equity		662,197.49	609,981.79	2,982,421.82	4,254,601.10

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

RESERVE FUND	AUDITED Balance 2/28/2023	Additions to Fund	Charges to Fund	Balance 3/31/2023
Pooled Reserves Beginning	(274,024.94)	10,200.00		(263,824.94)
Quarterly Assessments		22,053.50		22,053.50
SA - Bldg Maintenance 2022		0.00		0.00
Interest		2.65		2.65
9850 General Reserves Expenses			(4,785.00)	(4,785.00)
9859 Seawall 2020 expenses			(5,535.43)	(5,535.43)
9852 Elevator loan interest/expense			(1,147.50)	(1,147.50)
9861 Spalling Project 2022			(2,587.09)	(2,587.09)
TOTAL RESERVE FUNDS	(274,024.94)	32,256.15	(14,055.02)	(255,823.81)
RESERVE LIABILITIES				
2082 Loan (Seawall)	2,062,892.30		(11,443.69)	2,051,448.61
2083 Truist Elevator loan	600,000.00			600,000.00
3006 Unbilled Def S/A-Seawall	914,452.49			914,452.49
3008 Deferred SA	32,326.32	250,000.00		282,326.32
Accounts Payable	0.00			0.00
RESERVE LIAB. & FUND BAL	3,335,646.17	282,256.15	(25,498.71)	3,592,403.61

Water Glades Tower 300

Run Date: 04/18/2023
Run Time: 12:21 PM

AGED OWNER BALANCE

As of: 03/31/2023

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
310C	10C	Diane Ackerman 5510 North Ocean Drive, Unit 10C	\$2,500.00	\$0.00	\$0.00	\$1,000.00	\$3,500.00
306B	6B	Mary K. Alexander 5510 North Ocean Drive, Unit 6B	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
321A	21A	Fred & Aldrich Baas 5510 North Ocean Drive, Unit 21A	\$1,184.99	\$0.00	\$0.00	\$0.00	\$1,184.99
306A	6A	Louis & Catherine Baccari 5510 North Ocean Drive, Unit 6A	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
320A	20A	Myrlene Barrera 5510 North Ocean Drive, Unit 20A	\$2,500.00	\$0.00	\$0.00	\$1,000.00	\$3,500.00
323D	23D	Charles Beckinella 5510 North Ocean Drive, Unit 23D	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
311B	11B	John Bergman 5510 North Ocean Drive, Unit 11B	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
321B	21B	Helen Bradt 5510 North Ocean Drive, Unit 21B	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
316B	16B	Lauren Bruno 5510 North Ocean Drive, Unit 16B	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
314C	14C	Anthony & Maria Buljevic & Lavinio Arianna 5510 North Ocean Drive, Unit 14C	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
304A	4A	Craig Alan Bullock 5510 North Ocean Drive, Unit 4A	\$3,670.00	\$0.00	\$0.00	\$0.00	\$3,670.00
325A	25A	Patrick & Kathleen Carroll 5510 North Ocean Drive, Unit 25A	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
324C	24C	Dominique Couillard, Jacques Boucher, Edith Gagnon 5510 North Ocean Drive, Unit 24C	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
325D	25D	Debra Crisan 5510 North Ocean Drive, Unit 25D	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
322B	22B	Pascal & Carine Damois 5510 North Ocean Drive, Unit 22B	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
317D	17D	Silvana Daniel, Carl Daniel, Cindy Peters 5510 North Ocean Drive, Unit 17D	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
316D	16D	Charles & Ingrid Davis 5510 North Ocean Drive, Unit 16D	\$3,620.00	\$0.00	\$0.00	\$0.00	\$3,620.00
320D	20D	Raymond & Diana Delgrosso 5510 North Ocean Drive, Unit 20D	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
323C	23C	Vilas & Smita Deshpande 5510 North Ocean Drive, Unit 23C	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
303D	3D	Richard & Madeline Deth 5510 North Ocean Drive, Unit 3D	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
303A	3A	Dennis & Debbie Donsker Trust 5510 North Ocean Drive, Unit 3A	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
308B	8B	Richard Doyle 5510 North Ocean Drive, Unit 8B	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
309A	9A	Stephen & Amy Dunn 5510 North Ocean Drive, Unit 9A	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
309C	9C	Stephen & Amy Dunn/Stephanie Barnes 5510 North Ocean Drive, Unit 9C	\$1,000.00	\$0.00	\$0.00	\$0.00	\$1,000.00
324A	24A	Howard Ellner 5510 North Ocean Drive, Unit 24A	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
302B	2B	Karen Finck Trust 5510 North Ocean Drive, Unit 2B	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
326B	26B	Fontana Family Trust FONTANA 5510 North Ocean Drive, Unit 26B	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
316C	16C	Benjamin & Judy Frank 5510 North Ocean Drive, Unit 16C	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
320C	20C	Reuven & Gay Gershoni 5510 North Ocean Drive, Unit 20C	\$1,185.00	\$0.00	\$0.00	\$0.00	\$1,185.00
303B	3B	Linda Gibbs 5510 North Ocean Drive, Unit 3B	\$2,645.00	\$0.00	\$0.00	\$855.00	\$3,500.00
326D	26D	Arthur Giordano 5510 North Ocean Drive, Unit 26D	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
315D	15D	Robert & Mary Goldstein 5510 North Ocean Drive, Unit 15D	\$3,670.00	\$0.00	\$0.00	\$0.00	\$3,670.00
319C	19C	Francis & Susan Golier 5510 North Ocean Drive, Unit 19C	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
302A	2A	Paul & Lisa Guilfoyle 5510 North Ocean Drive, Unit 2A	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
318C	18C	John Hamlin & Jennifer Allen 5510 North Ocean Drive, Unit 18C	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
325C	25C	John Hamlin & Jennifer Allen 5510 North Ocean Drive, Unit 25C	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
321C	21C	Norman Hartenstein & Valerie Hatchwell 5510 North Ocean Drive, Unit 21C	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
303C	3C	Michael & Remy Harwood 5510 North Ocean Drive, Unit 3C	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
317B	17B	Steven & Sandra Henley 5510 North Ocean Drive, Unit 17B	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
321D	21D	MM&B Holding Company LLC 5510 North Ocean Drive, Unit 21D	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
309D	9D	Arno & Lenore Housman 5510 North Ocean Drive, Unit 9D	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
312A	12A	Serge Jacques 5510 North Ocean Drive, Unit 12A	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
323A	23A	Jane & Carol Keffel 5510 North Ocean Drive, Unit 23A	\$2,609.00	\$0.00	\$0.00	\$0.00	\$2,609.00
322C	22C	Richard & Danya Kieval 5510 North Ocean Drive, Unit 22C	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
305D	5D	Gianfranco Krebs 5510 North Ocean Drive, Unit 5D	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
315C	15C	Charles & Donna LaLima 5510 North Ocean Drive, Unit 15C	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
322A	22A	Barry Lazowski & Cynthia Lahm 5510 North Ocean Drive, Unit 22A	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
327B	27B	Joseph Lesser 5510 North Ocean Drive, Unit 27B	\$2,500.00	\$0.00	\$0.00	\$975.00	\$3,475.00
305C	5C	Phillip & Linda Ley 5510 North Ocean Drive, Unit 5C	\$3,670.00	\$0.00	\$0.00	\$0.00	\$3,670.00
310D	10D	Anne Licursi 5510 North Ocean Drive, Unit 10D	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
308A	8A	8A LLC - Greg Fried 5510 North Ocean Drive, Unit 8A	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
318A	18A	GLES MORIAN 158 LLC 5510 North Ocean Drive, Unit 18A	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
319A	19A	MattJac LLC - Paul & Susanne & Jaclyn & Matthew D'Ariano 5510 North Ocean Drive, Unit 19A	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
324D	24D	NIDAMI LLC - Daniela Levati 5510 North Ocean Drive, Unit 24D	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
318B	18B	Waterglades 18 B LLC (Nick)	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
311D	11D	5510 North Ocean Drive, Unit 18B Michael Lotfi	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
327C	27C	5510 North Ocean Drive, Unit 11D Carlo Luzzatto	\$2,500.00	\$0.00	\$0.00	\$1,000.00	\$3,500.00
316A	16A	5510 North Ocean Drive, Unit 27C Charles & Assuntina MacDonald	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
319B	19B	5510 North Ocean Drive, Unit 16A Manfred & Marion Mach	\$1,327.00	\$0.00	\$0.00	\$0.00	\$1,327.00
304C	4C	5510 North Ocean Drive, Unit 19B Bernard & Lois Marino	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
312B	12B	5510 North Ocean Drive, Unit 4C Indurashmi Mayakrishman & Ragunathan Kanagavelu	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
327A	27A	5510 North Ocean Drive, Unit 12B Leslie Menzies	\$1,036.00	\$0.00	\$0.00	\$0.00	\$1,036.00
314B	14B	5510 North Ocean Drive, Unit 27A Larry & Dorothy Meyer	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
305A	5A	5510 North Ocean Drive, Unit 14B Cynthia Meyer	\$1,315.00	\$1,182.00	\$0.00	\$0.00	\$2,497.00
326A	26A	5510 North Ocean Drive, Unit 5A Cary & Vicki Monroe	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
319D	19D	5510 North Ocean Drive, Unit 26A Thomas & Carmela Muratore	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
307A	7A	5510 North Ocean Drive, Unit 19D Roger & Kymberly O'Brien	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
307C	7C	5510 North Ocean Drive, Unit 7A Thomas & Maureen O'Brien	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
312C	12C	5510 North Ocean Drive, Unit 7C Mary Obzansky	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
311A	11A	5510 North Ocean Drive, Unit 12C John & Maureen Passerini	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
304D	4D	5510 North Ocean Drive, Unit 11A Brian Phelps	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
304B	4B	5510 North Ocean Drive, Unit 4D Igor & Yelena Polyakova	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
326C	26C	5510 North Ocean Drive, Unit 4B Wayne & Kay Rice	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
325B	25B	5510 North Ocean Drive, Unit 26C Anthony & Sabatina Sacco	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
307D	7D	5510 North Ocean Drive, Unit 25B Gary Schnabolk	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
302C	2C	5510 North Ocean Drive, Unit 7D Kenneth & Martha Schwartz	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
327D	27D	5510 North Ocean Drive, Unit 2C David & Judith Shill	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
309B	9B	5510 North Ocean Drive, Unit 27D Patricia Stahl & Sarah Shepard	\$2,500.00	\$0.00	\$0.00	\$1,000.00	\$3,500.00
302D	2D	5510 North Ocean Drive, Unit 9B John Stimac II	\$4.00	\$0.00	\$0.00	\$0.00	\$4.00
324B	24B	5510 North Ocean Drive, Unit 2D Robert & Nancy Stockton	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
317C	17C	5510 North Ocean Drive, Unit 24B John & Janice Syverson	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
315A	15A	5510 North Ocean Drive, Unit 17C Reza Tehrani	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
312D	12D	5510 North Ocean Drive, Unit 15A Max Teitelbaum	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
		5510 North Ocean Drive, Unit 12D					

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
315B	15B	Marc J Thompson & Mi Sun Lee 5510 North Ocean Drive, Unit 15B	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
318D	18D	Gustavo & Maria & Manuela, Marte, Inaki Usandizaga 5510 North Ocean Drive, Unit 18D	\$1,185.00	\$0.00	\$0.00	\$0.00	\$1,185.00
320B	20B	John Walter & Wendy Koenig 5510 North Ocean Drive, Unit 20B	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
317A	17A	Donald & Irene Wanner 5510 North Ocean Drive, Unit 17A	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
305B	5B	Steven & Diane Wiley 5510 North Ocean Drive, Unit 5B	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
314D	14D	Scott & Linda Willinger 5510 North Ocean Drive, Unit 14D	\$2,355.00	\$0.00	\$0.00	\$0.00	\$2,355.00
314A	14A	Robert & Victoria Wychulis 5510 North Ocean Drive, Unit 14A	\$2,500.00	\$0.00	\$0.00	\$1,000.00	\$3,500.00
306C	6C	Tammy Zorn 5510 North Ocean Drive, Unit 6C	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00
Community Total			\$218,475.99	\$1,182.00	\$0.00	\$6,830.00	\$226,487.99

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
01 - Late Fees	01311	\$0.00	\$12.00	\$0.00	\$0.00	\$12.00
02 - NSF charges	01311	\$12.00	\$0.00	\$0.00	\$0.00	\$12.00
A1 - Maintenance	01311	\$6,199.00	\$1,170.00	\$0.00	\$0.00	\$7,369.00
C10 - Building Maintenance 2022	01345	\$0.00	\$0.00	\$0.00	\$6,830.00	\$6,830.00
C11 - SA 2023 Misc items	01346	\$212,264.99	\$0.00	\$0.00	\$0.00	\$212,264.99
Grand Total:		\$218,475.99	\$1,182.00	\$0.00	\$6,830.00	\$226,487.99

Account#	Account Description	Delinquency Amount
01311	Accounts Receivable	\$7,393.00
01345	A/R Special POA	\$6,830.00
01346	A/R Special T300 Assmt	\$212,264.99
Total:		\$226,487.99

Total Number of Homes: 91

Water Glades Tower 300

Run Date: 04/18/2023
Run Time: 12:21 PM

PREPAID OWNERS

As of: 03/31/2023

Owner	Address	Account #	Lot #		Prepaid Balance
Karen Finck Trust	5510 North Ocean Drive, Unit 2B	302B	2B	PP - General	\$3,395.00
				Total	\$3,395.00
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
Barbara Giambalvo	5510 North Ocean Drive, Unit 6D	306D	6D	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	\$2,285.00
				Total	\$2,285.00
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	\$11,965.00
				Total	\$11,965.00
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
Larry & Dorothy Meyer	5510 North Ocean Drive, Unit 14B	314B	14B	PP - General	\$2,500.00
				Total	\$2,500.00
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 & Janice Syverson	5510 North Ocean Drive, Unit 17C	317C	17C	PP - General	\$2,500.00
				Total	\$2,500.00
John Hamlin & Jennifer Allen	5510 North Ocean Drive, Unit 18C	318C	18C	PP - General	\$1,000.00
				Total	\$1,000.00
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
Norman Hartenstein & Valerie Hatchwell	5510 North Ocean Drive, Unit 21C	321C	21C	PP - General	\$2,500.00
				Total	\$2,500.00
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	\$6,575.00
				Total	\$6,575.00
Halldora Capiro	5510 North Ocean Drive, Unit 23B	323B	23B	PP - General	\$3,840.00
				Total	\$3,840.00
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

Owner	Address	Account #	Lot #		Prepaid Balance
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	\$3,815.00
				Total	\$3,815.00
David & Judith Shill	5510 North Ocean Drive, Unit 27D	327D	27D	PP - General	\$29.79
				Total	\$29.79
				PP - General	\$64,470.54
				Total	\$64,470.54

Aged Open Items

Water Glades Tower 300

As of: 03/31/2023

Run Date: 04/18/2023

Run Time: 12:29 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
38177	MO200-MONARCH OF PLUMBING, LLC 05178 R & M Plumbing	1520	3/30/2023	\$3,415.83	\$0.00	\$0.00	\$0.00
38178	POWER-POWER PLANT LAWN CARE 05220 Landscape Replacement	16789A	3/31/2023	\$576.00	\$0.00	\$0.00	\$0.00
38181	WA130-WATER GLADES POA, INC. 05405 Building	5509	3/31/2023	\$530.69	\$0.00	\$0.00	\$0.00
Total				\$4,522.52	\$0.00	\$0.00	\$0.00

Grand Total

\$4,522.52

WATERGLADES - TOWER 300

Prepaid Insurance - : March 31, 2023

Agent	Policy	Column1	Column2	Column3	Months Remaining	Monthly Expense	Prepaid Balance	Column8
USI Insurance		3/1/2023	2/29/2024	324,368.00	11	27,030.67	297,337.33	
QBE Insurance	Flood	11/1/2022	10/31/2023	19,001.00	7	1,583.42	11,083.92	
Total						28,614.08	308,421.25	

Income/Expense Statement
Water Glades Tower 300
As of: 3/31/2023

		CURRENT PERIOD			YEAR-TO-DATE			YEARLY
		ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
INCOME								
04000	Maintenance Assessment	78,412.50	78,413.42	(0.92)	78,412.50	78,413.42	(0.92)	940,961.00
04200	Insurance Assessment	20,834.00	20,833.33	0.67	20,834.00	20,833.33	0.67	250,000.00
04410	Interest Income	0.85	0.00	0.85	0.85	0.00	0.85	0.00
04412	Interest (Insurance)	10.18	0.00	10.18	10.18	0.00	10.18	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	300.00	133.33	166.67	300.00	133.33	166.67	1,600.00
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		99,557.53	99,380.08	177.45	99,557.53	99,380.08	177.45	1,192,561.00
Contract Expenses								
05202	Water Treatment	333.32	315.00	(18.32)	333.32	315.00	(18.32)	3,780.00
05203	Generator Maintenance	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
05204	Fire Sprinkler Inspections	1,139.59	416.67	(722.92)	1,139.59	416.67	(722.92)	5,000.00
05205	Roof Inspections	0.00	41.67	41.67	0.00	41.67	41.67	500.00
05206	Alsco Mats	176.44	216.67	40.23	176.44	216.67	40.23	2,600.00
05207	Gym Maintenance	0.00	62.50	62.50	0.00	62.50	62.50	750.00
05230	Elevator	1,251.50	833.33	(418.17)	1,251.50	833.33	(418.17)	10,000.00
05240	Cable TV	9,330.53	9,686.25	355.72	9,330.53	9,686.25	355.72	116,235.00
05250	Pest Control	218.00	233.33	15.33	218.00	233.33	15.33	2,800.00
		12,449.38	11,888.75	(560.63)	12,449.38	11,888.75	(560.63)	142,665.00
Material and Equipment								
05405	Building	1,120.73	2,166.67	1,045.94	1,120.73	2,166.67	1,045.94	26,000.00
05140	Supplies & Hardware	0.00	0.00	0.00	0.00	0.00	0.00	0.00
05145	R & M Elevator	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
05170	R & M Appliance	618.46	425.00	(193.46)	618.46	425.00	(193.46)	5,100.00
05171	R&M Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
05172	R & M Electrical	0.00	133.33	133.33	0.00	133.33	133.33	1,600.00
05173	Cameras & Entry System	0.00	200.00	200.00	0.00	200.00	200.00	2,400.00
05174	Generator Maintenance	0.00	83.33	83.33	0.00	83.33	83.33	1,000.00
05175	Drywall Repair	0.00	91.67	91.67	0.00	91.67	91.67	1,100.00
05176	R & M Air Conditioning	350.00	741.67	391.67	350.00	741.67	391.67	8,900.00
05178	R & M Plumbing	3,415.83	1,083.33	(2,332.50)	3,415.83	1,083.33	(2,332.50)	13,000.00
05181	L&M Painting	0.00	533.33	533.33	0.00	533.33	533.33	6,400.00
05182	L & M Fire Safety Systems	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
05208	Carpet Cleaning	0.00	375.00	375.00	0.00	375.00	375.00	4,500.00
05220	Landscape Replacement	576.00	166.67	(409.33)	576.00	166.67	(409.33)	2,000.00
		6,081.02	6,666.67	585.65	6,081.02	6,666.67	585.65	80,000.00
Utilities								
06620	Water/Sewer/Trash	7,959.08	7,375.00	(584.08)	7,959.08	7,375.00	(584.08)	88,500.00
06630	Electricity	4,390.47	5,091.67	701.20	4,390.47	5,091.67	701.20	61,100.00
06640	Gas	42.70	50.00	7.30	42.70	50.00	7.30	600.00
06650	Telephone	0.00	15.00	15.00	0.00	15.00	15.00	180.00
		12,392.25	12,531.67	139.42	12,392.25	12,531.67	139.42	150,380.00

Income/Expense Statement
Water Glades Tower 300
As of: 3/31/2023

		CURRENT PERIOD			YEAR-TO-DATE			YEARLY
		ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
Professional Service								
06020	Accounting/Audit Fees	360.00	358.33	(1.67)	360.00	4,200.00	3,840.00	4,300.00
06025	Application/Lease Expense	0.00	91.67	91.67	0.00	91.67	91.67	1,100.00
06030	Engineering Fees	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
06040	Legal Fees	199.00	500.00	301.00	199.00	500.00	301.00	6,000.00
		<u>559.00</u>	<u>1,366.67</u>	<u>807.67</u>	<u>559.00</u>	<u>5,208.33</u>	<u>4,649.33</u>	<u>16,400.00</u>
Common Expense and Insurance								
05400	POA Common Expenses	45,716.83	45,716.83	0.00	45,716.83	45,716.83	0.00	548,602.00
06050	Insurance Expense	28,614.09	20,833.33	(7,780.76)	28,614.09	20,833.33	(7,780.76)	250,000.00
		<u>74,330.92</u>	<u>66,550.17</u>	<u>(7,780.75)</u>	<u>74,330.92</u>	<u>66,550.17</u>	<u>(7,780.75)</u>	<u>798,602.00</u>
Other Expense								
05180	Office Supplies	0.00	29.17	29.17	0.00	29.17	29.17	350.00
09020	Licenses/Dues/Subscriptions	400.00	58.33	(341.67)	400.00	58.33	(341.67)	700.00
06050	Miscellaneous	36.00	83.33	47.33	36.00	83.33	47.33	1,000.00
06055	Entertainment	0.00	205.33	205.33	0.00	205.33	205.33	2,464.00
		<u>436.00</u>	<u>376.17</u>	<u>(59.83)</u>	<u>436.00</u>	<u>376.17</u>	<u>(59.83)</u>	<u>4,514.00</u>
TOTAL EXPENSES		<u>106,248.57</u>	<u>99,380.08</u>	<u>(6,868.49)</u>	<u>106,248.57</u>	<u>103,221.75</u>	<u>(3,026.82)</u>	<u>1,192,561.00</u>
Current Year Net Income/(loss)		<u>(6,691.04)</u>	<u>0.00</u>	<u>(6,691.04)</u>	<u>(6,691.04)</u>	<u>(3,841.67)</u>	<u>(2,849.37)</u>	<u>0.00</u>

Income/Expense Statement
Water Glades Tower 300
As of: 3/31/2023

INCOME		CURRENT ACTUAL	YEAR-TO-DATE ACTUAL
04900	Reserve Revenue	10,200.00	10,200.00
04901	Reserve Interest	2.65	2.65
04904	Payback of loan from Maint	22,053.50	22,053.50
04912	SA - Building Maintenance 2022	0.00	0.00
Subtotal income		<u>32,256.15</u>	<u>32,256.15</u>
Reserve Expenditures			
09850	General Reserve Expense	4,785.00	4,785.00
09840	Elevator	0.00	0.00
09859	Seawall 2020 exepnses	5,535.43	5,535.43
09861	Spalling Project 2022	1,147.50	1,147.50
09862	Elevator loan interest/Expense	2,587.09	2,587.09
		<u>14,055.02</u>	<u>14,055.02</u>
Current Year Net Income/(loss)		<u><u>18,201.13</u></u>	<u><u>18,201.13</u></u>

Water Glades Tower 300

Run Date: 04/18/2023
Run Time: 01:48 PM

GENERAL LEDGER DETAIL

As of: Start: 03/01/2023 | End: 03/31/2023

Account					Balance Forward	Debits	Credits	Ending Balance
01100 Oper Lockbox (MM) BB&T xx91884					\$8,538.96	\$198,820.85	\$158,029.06	\$49,330.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/1/2023	AR 37488 Cash Receipts...	0000001...			\$6,575.00	\$0.00		
3/1/2023	GL 38271 Journal Entry		Transfer Feb23 loan ...	journal	\$0.00	\$17,700.00		
3/2/2023	AR 37496 Cash Receipts...	0053543...			\$11,675.00	\$0.00		
3/2/2023	AR 37497 Cash Receipts...			Multiple che...	\$300.00	\$0.00		
3/2/2023	AR 37506 Cash Receipts...	0000000...			\$14,465.00	\$0.00		
3/3/2023	AP 37548 Print Check	35455	TH190 - TK ELEVATOR ...	MAR ELEV MAI...	\$0.00	\$1,251.50		
3/3/2023	AP 37548 Print Check	35457	WA130 - WATER GLADES...	REIMB TRUIST	\$0.00	\$2,082.83		
3/3/2023	AP 37548 Print Check	35456	ACCURATE - ACCURATE ...	A/C RPR	\$0.00	\$329.00		
3/3/2023	AR 37580 Cash Receipts...	0000000...			\$76,270.00	\$0.00		
3/6/2023	AR 37585 Cash Receipts...	0000001...			\$6,575.00	\$0.00		
3/7/2023	AR 37591 Cash Receipts...	0000002...			\$3,945.00	\$0.00		
3/8/2023	AR 37596 Cash Receipts...	0000003...			\$2,630.00	\$0.00		
3/8/2023	AR 37820 Backout Payme...	277			\$0.00	\$10,360.00		
3/8/2023	AR 38257 Adjustment				\$0.00	\$12.00		
3/9/2023	AR 37600 Cash Receipts...	0000000...			\$2,500.00	\$0.00		
3/10/2023	AP 37656 Print Check	35464	AA300 - A.T. DESIGNS...	JAN ENGINEER...	\$0.00	\$343.75		
3/10/2023	AP 37656 Print Check	35458	AL715 - ALSCO	MATS	\$0.00	\$101.32		
3/10/2023	AP 37656 Print Check	35462	BE180 - BECKER & POL...	FEB LEGAL	\$0.00	\$219.50		
3/10/2023	AP 37656 Print Check	35465	CO140 - COASTAL FITN...	PREV MAINT	\$0.00	\$187.25		
3/10/2023	AP 37656 Print Check	35463	PU613 - PURCHASE POW...	POSTAGE	\$0.00	\$43.77		
3/10/2023	AP 37656 Print Check	35461	1ST - 1ST FIRE & SEC...	MONITOR/INSP...	\$0.00	\$1,139.59		
3/10/2023	AP 37656 Print Check	35460	PASSERINI - MAUREEN ...	REIMB LOBBY ...	\$0.00	\$94.09		
3/10/2023	AP 37656 Print Check	35459	LAUGH - WILLIAM A LA...	INSTALL/TAKE...	\$0.00	\$412.00		
3/10/2023	AR 37687 Cash Receipts...	0000000...			\$2,630.00	\$0.00		
3/10/2023	AP 38057 Hand Written ...	031023	CO280 - COMCAST	AUTOPAY	\$0.00	\$8,898.57		
3/11/2023	AP 38060 Hand Written ...	031123	FPL - FLORIDA POWER ...	AUTOPAY	\$0.00	\$4,390.47		
3/13/2023	AR 37692 Cash Receipts...	0000000...			\$1,315.00	\$0.00		
3/14/2023	AR 37710 Cash Receipts...	0000000...			\$2,630.00	\$0.00		
3/15/2023	AR 37713 Cash Receipts...	0055946...			\$3,945.00	\$0.00		
3/15/2023	AP 38061 Hand Written ...	031523	CI160 - CITY OF RIVI...	AUTOPAY	\$0.00	\$7,959.08		
3/16/2023	AR 37720 Cash Receipts...	0003226...			\$8,670.00	\$0.00		
3/17/2023	AP 37753 Print Check	35467	NALCO - NALCO WATER	MAR WATER TR...	\$0.00	\$333.32		
3/17/2023	AP 37753 Print Check	35466	ACCURATE - ACCURATE ...	INSTALL DIFF...	\$0.00	\$350.00		
3/17/2023	AP 38059 Hand Written ...	031723	CO280 - COMCAST	AUTOPAY	\$0.00	\$62.85		

Account				Balance Forward	Debits	Credits	Ending Balance
3/20/2023	AR 37801 Cash Receipts...	0000000...			\$1,315.00	\$0.00	
3/20/2023	GL 38264 Journal Entry		Feb23 Reserve transf...	Feb23 Reserv...	\$0.00	\$200.00	
3/21/2023	AR 37805 Cash Receipts...	0003230...			\$3,815.00	\$0.00	
3/22/2023	AR 37819 Cash Receipts...	0000000...			\$1,315.00	\$0.00	
3/24/2023	AP 37952 Print Check	35470	AA300 - A.T. DESIGNS...	JAN/FEB ENGL...	\$0.00	\$1,147.50	
3/24/2023	AP 37952 Print Check	35469	AB240 - ABOVE & BEYO...	MAR PEST	\$0.00	\$218.00	
3/24/2023	AP 37952 Print Check	35468	AL715 - ALSCO	MATS	\$0.00	\$75.12	
3/24/2023	AP 38058 Hand Written ...	032423	CO280 - COMCAST	AUTOPAY	\$0.00	\$369.11	
3/27/2023	AR 37991 Cash Receipts...	0000000...			\$2,500.00	\$0.00	
3/28/2023	AR 37993 Cash Receipts...	131			\$2,500.00	\$0.00	
3/28/2023	AR 37994 Cash Receipts...	2897			\$16,675.00	\$0.00	
3/28/2023	AR 38005 Cash Receipts...	0000008...			\$2,630.00	\$0.00	
3/29/2023	AR 38014 Cash Receipts...	0000000...			\$10,130.00	\$0.00	
3/31/2023	AP 38063 Print Check	35471	HONEST - HONEST BALL...	VOTING	\$0.00	\$199.00	
3/31/2023	AP 38098 Hand Written ...	033123	HO240 - HOME DEPOT C...	ONLINE PAYT	\$0.00	\$618.46	
3/31/2023	AR 38102 Cash Receipts...	0000004...			\$13,815.00	\$0.00	
3/31/2023	GL 38217 Journal Entry		Transfer to POA	journal entr...	\$0.00	\$98,804.33	
3/31/2023	GL 38270 Journal Entry		Interest	journal entr...	\$0.85	\$126.65	
01105 Security Deposit - BB&T 2354				\$51,138.00	\$0.00	\$0.00	\$51,138.00 /
01110 Reserves BB&T xx55072				\$302,982.93	\$10,402.57	\$7,372.09	\$306,013.41 /
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/7/2023	GL 38259 Journal Entry		Xfer to POA - Lift p...	Xfer to POA ...	\$0.00	\$4,785.00	
3/20/2023	GL 38264 Journal Entry		Feb23 Reserve transf...	Feb23 Reserv...	\$200.00	\$0.00	
3/27/2023	GL 38258 Journal Entry		Paydown loan	Paydown loan	\$0.00	\$2,587.09	
3/31/2023	GL 38217 Journal Entry		Transfer Cash	journal entr...	\$10,200.00	\$0.00	
3/31/2023	GL 38270 Journal Entry		Interest	journal entr...	\$2.57	\$0.00	
01113 Insurance - BB&T xx5958				\$4,177.57	\$20,844.18	\$0.00	\$25,021.75 /
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 38217 Journal Entry		Transfer Cash	journal entr...	\$20,834.00	\$0.00	
3/31/2023	GL 38270 Journal Entry		Interest	journal entr...	\$10.18	\$0.00	
01115 Due from (to) Reserves				(\$161,960.25)	\$0.00	\$0.00	(\$161,960.25) /
01119 Reserves BB&T xx6359				\$8,202.99	\$39,753.58	\$17,015.12	\$30,941.45 /
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	GL 38271 Journal Entry		Transfer Feb23 loan ...	journal	\$17,700.00	\$36.00	
3/10/2023	GL 38274 Journal Entry		Paydown loan	Paydown loan	\$0.00	\$16,979.12	
3/31/2023	GL 38217 Journal Entry		Transfer Cash	journal entr...	\$22,053.50	\$0.00	
3/31/2023	GL 38270 Journal Entry		Interest	journal entr...	\$0.08	\$0.00	
01125 Due from (to) Operating				\$161,960.25	\$0.00	\$0.00	\$161,960.25 /
01311 Accounts Receivable				\$15,151.00	\$148,727.00	\$149,655.00	\$14,223.00 /
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AR 37488 Cash Receipts...	0000001...			\$0.00	\$1,170.00	
3/1/2023	AR 37493 Apply Charges				\$131,500.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
3/1/2023	AR 37494 Apply PrePaid...				\$0.00	\$25,286.54	
3/2/2023	AR 37496 Cash Receipts...	0053543...			\$0.00	\$10,705.00	
3/2/2023	AR 37506 Cash Receipts...	0000000...			\$0.00	\$7,595.00	
3/3/2023	AR 37580 Cash Receipts...	0000000...			\$0.00	\$71,214.25	
3/6/2023	AR 37585 Cash Receipts...	0000001...			\$0.00	\$5,260.00	
3/7/2023	AR 37591 Cash Receipts...	0000002...			\$0.00	\$3,945.00	
3/8/2023	AR 37596 Cash Receipts...	0000003...			\$0.00	\$1,315.00	
3/8/2023	AR 37820 Backout Payme...	277			\$10,360.00	\$0.00	
3/8/2023	AR 38257 Adjustment				\$12.00	\$0.00	
3/10/2023	AR 37687 Cash Receipts...	0000000...			\$0.00	\$2,630.00	
3/13/2023	AR 37692 Cash Receipts...	0000000...			\$0.00	\$745.00	
3/14/2023	AR 37710 Cash Receipts...	0000000...			\$0.00	\$2,435.00	
3/15/2023	AR 37713 Cash Receipts...	0055946...			\$0.00	\$3,915.21	
3/16/2023	AR 37720 Cash Receipts...	0003226...			\$0.00	\$1,590.00	
3/28/2023	AR 37994 Cash Receipts...	254			\$0.00	\$10,675.00	
3/28/2023	AR 38005 Cash Receipts...	0000008...			\$0.00	\$1,170.00	
3/31/2023	AR 38102 Cash Receipts...	0000004...			\$0.00	\$4.00	
3/31/2023	GL 38272 Journal Entry		adjust AR	adjust AR	\$6,855.00	\$0.00	
01345 A/R Special POA				\$10,000.00	\$0.00	\$10,000.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AR 37488 Cash Receipts...	0000001...			\$0.00	\$145.00	
3/28/2023	AR 37994 Cash Receipts...	254			\$0.00	\$1,000.00	
3/31/2023	AR 38102 Cash Receipts...	0000008...			\$0.00	\$2,000.00	
3/31/2023	GL 38272 Journal Entry		adjust AR	adjust AR	\$0.00	\$6,855.00	
01346 A/R Special T300 Assmt				\$0.00	\$250,000.00	\$37,735.01	\$212,264.99
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AR 37827 Apply Charges				\$250,000.00	\$0.00	
3/1/2023	AR 37828 Apply PrePaid...				\$0.00	\$6,964.01	
3/27/2023	AR 37991 Cash Receipts...	0000000...			\$0.00	\$2,500.00	
3/28/2023	AR 37993 Cash Receipts...	131			\$0.00	\$2,500.00	
3/28/2023	AR 37994 Cash Receipts...	2897			\$0.00	\$5,000.00	
3/28/2023	AR 38005 Cash Receipts...	0000008...			\$0.00	\$1,460.00	
3/29/2023	AR 38014 Cash Receipts...	0000000...			\$0.00	\$8,815.00	
3/31/2023	AR 38102 Cash Receipts...	0000004...			\$0.00	\$10,496.00	
01349 Unbilled S/A receivable				\$2,852,500.00	\$0.00	\$0.00	\$2,852,500.00

Account	Balance Forward				Debits	Credits	Ending Balance
01410 Prepaid Expenses	\$400.00				\$0.00	\$400.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	GL 38269 Journal Entry		Division of Condos	journal entr...	\$0.00	\$400.00	
01416 Prepaid Insurance	\$337,036.30				\$0.00	\$28,614.09	\$308,422.21
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 38270 Journal Entry		Insurance Expense	journal entr...	\$0.00	\$28,614.09	
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	(\$3,206.10)				\$8,527.54	\$9,843.96	(\$4,522.52)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AP 37547 Enter Bill		TH190 - TK ELEVATOR ...	MAR ELEV MAL...	\$0.00	\$1,251.50	
3/1/2023	AP 37652 Enter Bill		1ST - 1ST FIRE & SEC...	MONITOR/INSP...	\$0.00	\$1,139.59	
3/1/2023	AP 37950 Enter Bill		AA300 - A.T. DESIGNS...	JAN/FEB ENGI...	\$0.00	\$1,147.50	
3/1/2023	AP 38062 Enter Bill		HONEST - HONEST BALL...	VOTING	\$0.00	\$199.00	
3/3/2023	AP 37548 Print Check	35455	TH190 - TK ELEVATOR ...	MAR ELEV MAL...	\$1,251.50	\$0.00	
3/3/2023	AP 37548 Print Check	35457	WA130 - WATER GLADES...	REIMB TRUIST	\$2,082.83	\$0.00	
3/3/2023	AP 37548 Print Check	35456	ACCURATE - ACCURATE ...	A/C RPR	\$329.00	\$0.00	
3/3/2023	AP 37648 Enter Bill		PASSERINI - MAUREEN ...	REIMB LOBBY ...	\$0.00	\$94.09	
3/4/2023	AP 37651 Enter Bill		LAUGH - WILLIAM A LA...	INSTALL/TAKE...	\$0.00	\$412.00	
3/7/2023	AP 37654 Enter Bill		AL715 - ALSCO	MATS	\$0.00	\$101.32	
3/10/2023	AP 37656 Print Check	35464	AA300 - A.T. DESIGNS...	JAN ENGINEER...	\$343.75	\$0.00	
3/10/2023	AP 37656 Print Check	35458	AL715 - ALSCO	MATS	\$101.32	\$0.00	
3/10/2023	AP 37656 Print Check	35462	BE180 - BECKER & POL...	FEB LEGAL	\$219.50	\$0.00	
3/10/2023	AP 37656 Print Check	35465	CO140 - COASTAL FITN...	PREV MAINT	\$187.25	\$0.00	
3/10/2023	AP 37656 Print Check	35463	PU613 - PURCHASE POW...	POSTAGE	\$43.77	\$0.00	
3/10/2023	AP 37656 Print Check	35461	1ST - 1ST FIRE & SEC...	MONITOR/INSP...	\$1,139.59	\$0.00	
3/10/2023	AP 37656 Print Check	35460	PASSERINI - MAUREEN ...	REIMB LOBBY ...	\$94.09	\$0.00	
3/10/2023	AP 37656 Print Check	35459	LAUGH - WILLIAM A LA...	INSTALL/TAKE...	\$412.00	\$0.00	
3/10/2023	AP 37751 Enter Bill		NALCO - NALCO WATER	MAR WATER TR...	\$0.00	\$333.32	
3/13/2023	AP 37752 Enter Bill		ACCURATE - ACCURATE ...	INSTALL DIFF...	\$0.00	\$350.00	
3/16/2023	AP 37951 Enter Bill		AB240 - ABOVE & BEYO...	MAR PEST	\$0.00	\$218.00	
3/17/2023	AP 37753 Print Check	35467	NALCO - NALCO WATER	MAR WATER TR...	\$333.32	\$0.00	
3/17/2023	AP 37753 Print Check	35466	ACCURATE - ACCURATE ...	INSTALL DIFF...	\$350.00	\$0.00	
3/21/2023	AP 37949 Enter Bill		AL715 - ALSCO	MATS	\$0.00	\$75.12	
3/24/2023	AP 37952 Print Check	35470	AA300 - A.T. DESIGNS...	JAN/FEB ENGI...	\$1,147.50	\$0.00	
3/24/2023	AP 37952 Print Check	35469	AB240 - ABOVE & BEYO...	MAR PEST	\$218.00	\$0.00	
3/24/2023	AP 37952 Print Check	35468	AL715 - ALSCO	MATS	\$75.12	\$0.00	
3/30/2023	AP 38177 Enter Bill		MO200 - MONARCH OF ...	RPR MAIN BRE...	\$0.00	\$3,415.83	
3/31/2023	AP 38063 Print Check	35471	HONEST - HONEST BALL...	VOTING	\$199.00	\$0.00	
3/31/2023	AP 38178 Enter Bill		POWER - POWER PLANT ...	INST PLANTS/...	\$0.00	\$576.00	
3/31/2023	AP 38181 Enter Bill		WA130 - WATER GLADES...	REIMB BB&T	\$0.00	\$530.69	
02052 Prepaid Owner Assessments	(\$56,485.55)				\$32,250.55	\$40,235.54	(\$64,470.54)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AR 37488 Cash Receipts...	0000000...			\$0.00	\$5,260.00	
3/1/2023	AR 37494 Apply PrePaid...				\$25,286.54	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
3/1/2023	AR 37828 Apply PrePaid...				\$6,964.01	\$0.00	
3/2/2023	AR 37496 Cash Receipts...	0053543...			\$0.00	\$970.00	
3/2/2023	AR 37506 Cash Receipts...	0000000...			\$0.00	\$6,870.00	
3/3/2023	AR 37580 Cash Receipts...	0000000...			\$0.00	\$5,055.75	
3/6/2023	AR 37585 Cash Receipts...	0000000...			\$0.00	\$1,315.00	
3/8/2023	AR 37596 Cash Receipts...	0000000...			\$0.00	\$1,315.00	
3/9/2023	AR 37600 Cash Receipts...	0000000...			\$0.00	\$2,500.00	
3/13/2023	AR 37692 Cash Receipts...	0000000...			\$0.00	\$570.00	
3/14/2023	AR 37710 Cash Receipts...	0000000...			\$0.00	\$195.00	
3/15/2023	AR 37713 Cash Receipts...	0055481...			\$0.00	\$29.79	
3/16/2023	AR 37720 Cash Receipts...	0003226...			\$0.00	\$7,080.00	
3/20/2023	AR 37801 Cash Receipts...	0000000...			\$0.00	\$1,315.00	
3/21/2023	AR 37805 Cash Receipts...	0003230...			\$0.00	\$3,815.00	
3/22/2023	AR 37819 Cash Receipts...	0000000...			\$0.00	\$1,315.00	
3/29/2023	AR 38014 Cash Receipts...	0000000...			\$0.00	\$1,315.00	
3/31/2023	AR 38102 Cash Receipts...	0000002...			\$0.00	\$1,315.00	
02082 BB&T Loan (Seawall)				(\$2,062,892.30)	\$11,443.69	\$0.00	(\$2,051,448.61)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/10/2023	GL 38274 Journal Entry		Paydown loan	Paydown loan	\$11,443.69	\$0.00	
02083 Truist Loan - Elevator				(\$600,000.00)	\$0.00	\$0.00	(\$600,000.00)
02090 Accrued Expenses				\$0.00	\$0.00	\$360.00	(\$360.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 38273 Journal Entry		1/12 of budget	journal entr...	\$0.00	\$360.00	
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	\$250,000.00	(\$282,326.32)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AR 37827 Apply Charges				\$0.00	\$250,000.00	
03023 Deferred Maintenance				(\$181,622.11)	\$455,647.05	\$0.00	\$274,024.94
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	GL 38275 Journal Entry		Reclass yearend	Reclass year...	\$455,647.05	\$0.00	
03140 Retained Earnings				(\$82,750.42)	\$0.00	\$455,647.05	(\$538,397.47)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	GL 38275 Journal Entry		Reclass yearend	Reclass year...	\$0.00	\$455,647.05	
04000 Maintenance Assessments				\$0.00	\$53,087.50	\$131,500.00	(\$78,412.50)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AR 37493 Apply Charges				\$0.00	\$131,500.00	
3/31/2023	GL 38270 Journal Entry		Def Maint Assessment	journal entr...	\$53,087.50	\$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
04200 Insurance Assessments					\$0.00	\$0.00	\$20,834.00	(\$20,834.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/31/2023	GL 38270 Journal Entry		Insurance Assessment	journal entr...		\$0.00	\$20,834.00	
04410 Interest Income					\$0.00	\$0.00	\$0.85	(\$0.85)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/31/2023	GL 38270 Journal Entry		Interest	journal entr...		\$0.00	\$0.85	
04412 Interest (Insurance A/C)					\$0.00	\$0.00	\$10.18	(\$10.18)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/31/2023	GL 38270 Journal Entry		Interest	journal entr...		\$0.00	\$10.18	
04710 Application/Lease Income					\$0.00	\$0.00	\$300.00	(\$300.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/2/2023	AR 37497 Cash Receipts...			Chk 5608 Joa...		\$0.00	\$300.00	
04900 Reserve revenue					\$0.00	\$0.00	\$10,200.00	(\$10,200.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/31/2023	GL 38270 Journal Entry		Def Maint Assessment	journal entr...		\$0.00	\$10,200.00	
04901 Reserve Interest					\$0.00	\$0.00	\$2.65	(\$2.65)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/31/2023	GL 38270 Journal Entry		Interest	journal entr...		\$0.00	\$2.65	
04904 Payback of loan from Maint.					\$0.00	\$0.00	\$22,053.50	(\$22,053.50)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/31/2023	GL 38270 Journal Entry		SA-Loan payment	journal entr...		\$0.00	\$22,053.50	
05170 R & M Appliance					\$0.00	\$618.46	\$0.00	\$618.46
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/31/2023	AP 38098 Hand Written ...	033123	HO240 - HOME DEPOT C...	ONLINE PAYT		\$618.46	\$0.00	
05176 R & M Air Conditioning					\$0.00	\$350.00	\$0.00	\$350.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/13/2023	AP 37752 Enter Bill		ACCURATE - ACCURATE ...	INSTALL DIFF...		\$350.00	\$0.00	
05178 R & M Plumbing					\$0.00	\$3,415.83	\$0.00	\$3,415.83
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/30/2023	AP 38177 Enter Bill		MO200 - MONARCH OF ...	RPR MAIN BRE...		\$3,415.83	\$0.00	
05202 Water Treatment					\$0.00	\$333.32	\$0.00	\$333.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/10/2023	AP 37751 Enter Bill		NALCO - NALCO WATER	MAR WATER TR...		\$333.32	\$0.00	
05204 Fire Sprinklers Inspections					\$0.00	\$1,139.59	\$0.00	\$1,139.59
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/1/2023	AP 37652 Enter Bill		1ST - 1ST FIRE & SEC...	MONITOR/INSP...		\$1,139.59	\$0.00	
05206 Alsc0 Mats					\$0.00	\$176.44	\$0.00	\$176.44
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
3/7/2023	AP 37654 Enter Bill		AL715 - ALSCO	MATS		\$101.32	\$0.00	
3/21/2023	AP 37949 Enter Bill		AL715 - ALSCO	MATS		\$75.12	\$0.00	
05220 Landscape Replacement					\$0.00	\$576.00	\$0.00	\$576.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
3/31/2023	AP 38178 Enter Bill		POWER - POWER PLANT ...	INST PLANTS/...	\$576.00	\$0.00	
05230 Elevator				\$0.00	\$1,251.50	\$0.00	\$1,251.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AP 37547 Enter Bill		TH190 - TK ELEVATOR ...	MAR ELEV MAI...	\$1,251.50	\$0.00	
05240 Cable TV				\$0.00	\$9,330.53	\$0.00	\$9,330.53
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/10/2023	AP 38057 Hand Written	031023	CO280 - COMCAST	AUTOPAY	\$8,898.57	\$0.00	
...	...	...	...	...	...	...	...
3/17/2023	AP 38059 Hand Written	031723	CO280 - COMCAST	AUTOPAY	\$62.85	\$0.00	
...	...	...	...	...	...	...	...
3/24/2023	AP 38058 Hand Written	032423	CO280 - COMCAST	AUTOPAY	\$369.11	\$0.00	
...	...	...	...	...	...	...	...
05250 Pest Control				\$0.00	\$218.00	\$0.00	\$218.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/16/2023	AP 37951 Enter Bill		AB240 - ABOVE & BEYO...	MAR PEST	\$218.00	\$0.00	
05400 POA Common Expenses				\$0.00	\$45,716.83	\$0.00	\$45,716.83
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 38217 Journal Entry		Transfer to POA	journal entr...	\$45,716.83	\$0.00	
05405 Building				\$0.00	\$1,120.73	\$0.00	\$1,120.73
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/3/2023	AP 37648 Enter Bill		PASSERINI - MAUREEN ...	REIMB LOBBY ...	\$94.09	\$0.00	
3/4/2023	AP 37651 Enter Bill		LAUGH - WILLIAM A LA...	INSTALL/TAKE...	\$412.00	\$0.00	
3/31/2023	AP 38181 Enter Bill		WA130 - WATER GLADES...	REIMB BB&T	\$530.69	\$0.00	
3/31/2023	GL 38270 Journal Entry		Home Depot	journal entr...	\$83.95	\$0.00	
06020 Accounting/Audit Fees				\$0.00	\$360.00	\$0.00	\$360.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 38273 Journal Entry		1/12 of budget	journal entr...	\$360.00	\$0.00	
06040 Legal Fees				\$0.00	\$199.00	\$0.00	\$199.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AP 38062 Enter Bill		HONEST - HONEST BALL...	VOTING	\$199.00	\$0.00	
06060 Insurance Expense				\$0.00	\$28,614.09	\$0.00	\$28,614.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 38270 Journal Entry		Insurance Expense	journal entr...	\$28,614.09	\$0.00	
06620 Water/Sewer/Trash				\$0.00	\$7,959.08	\$0.00	\$7,959.08
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/15/2023	AP 38061 Hand Written	031523	CI160 - CITY OF RIVI...	AUTOPAY	\$7,959.08	\$0.00	
...	...	...	...	...	...	...	...
06630 Electricity				\$0.00	\$4,390.47	\$0.00	\$4,390.47
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/11/2023	AP 38060 Hand Written	031123	FPL - FLORIDA POWER ...	AUTOPAY	\$4,390.47	\$0.00	
...	...	...	...	...	...	...	...
06640 Gas				\$0.00	\$42.70	\$0.00	\$42.70
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 38270 Journal Entry		FPUC	journal entr...	\$42.70	\$0.00	
09020 Licenses/Dues/Subscriptions				\$0.00	\$400.00	\$0.00	\$400.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	GL 38269 Journal Entry		Division of Condos	journal entr...	\$400.00	\$0.00	

Account			Balance Forward	Debits	Credits	Ending Balance
09099 Contingency			\$0.00	\$36.00	\$0.00	\$36.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
3/1/2023	GL 38271 Journal Entry		Bank charge	journal	\$36.00	\$0.00
09850 General Reserve Expense			\$0.00	\$4,785.00	\$0.00	\$4,785.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
3/7/2023	GL 38259 Journal Entry		Xfer to POA - Lift p...	Xfer to POA ...	\$4,785.00	\$0.00
09859 Seawall 2020 expenses			\$0.00	\$5,535.43	\$0.00	\$5,535.43
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
3/10/2023	GL 38274 Journal Entry		Paydown loan	Paydown loan	\$5,535.43	\$0.00
09861 Spalling Project 2022			\$0.00	\$1,147.50	\$0.00	\$1,147.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
3/1/2023	AP 37950 Enter Bill		AA300 - A.T. DESIGNS...	JAN/FEB ENGL...	\$1,147.50	\$0.00
09862 Elevator loan interest			\$0.00	\$2,587.09	\$0.00	\$2,587.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
3/27/2023	GL 38258 Journal Entry		Paydown loan	Paydown loan	\$2,587.09	\$0.00
Total:			\$0.00	\$1,349,808.10	\$1,349,808.10	\$0.00