Water Glades Tower 300
March 31, 2022

Financial Reports

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Water Glades Tower 300
Treasurer's Report
March 31, 2022

Operating Activity Summary

	Year to date		
	Actual	Budget	Variance
Income	89,303	89,100	203
Expenses			
Contracts	11,050	11,860	810
Material/Equip	9,250	6,731	(2,519)
Utilities	10,851	11,170	319
Prof Services	96	1,892	1,796
Common Exp	58,213	57,351	(862)
Other Exp	436	97	(339)
	89,895	89,100	(795)
Net Income (Loss)	(592)	-	(592)

G/L	Reserve Cash Description	Amount
1110	Reserves-BB&T	467,632.78
1119	Reserves-BB&T	18,008.43
	Total Actual Cash	485,641.21

Balance Sheet
Water Glades Tower 300
As of: 3/31/2022

	ASSETS				
Operating Cash		**OPERATING**	**RESERVES**	**Spec Assessment**	**TOTAL**
01100	Oper Lockbox BB&T- xx1868	13,073.21			13,073.21
01105	Security Deposit A/C	55,638.00			55,638.00
01113	Insurance - BB&T xx5966	19,803.33			19,803.33
01115	Due from (to) /reserves	11,427.75			11,427.75
	Opeating Cash	99,942.29			99,942.29
Reserve Assets					
01110	Reserves - BB&T xx9361		230,953.57	236,679.21	467,632.78
01125	Due from (to) Operating		(11,463.75)	36.00	(11,427.75)
01119	Reserves - BB&T xx6359			18,008.43	18,008.43
	Reserve Assets		219,489.82	254,723.64	474,213.46
Other Assets					
01311	Accounts Receivable	11,545.00			11,545.00
01312	Allowance for Bad Debt	0.00			0.00
01349	Unbilled S/A Receivable			3,056,250.00	3,056,250.00
01410	Prepaid Expenses	0.00			0.00
01416	Prepaid Insurance	187,318.55			187,318.55
01840	Utility Deposits	1,876.76			1,876.76
	Other Assets	200,740.31	0.00	3,056,250.00	3,256,990.31
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	(83,388.61)			(83,388.61)
	Property	406,761.40			406,761.40
	TOTAL ASSETS	707,444.00	219,489.82	3,310,973.64	4,237,907.46
	LIABILITIES				
Liabilities					
02040	Accounts Payable	7,518.02			7,518.02
02041	Accounts Payable-Reserves		0.00		0.00
02052	Prepaid Owner Assessments	79,956.55			79,956.55
02082	BB&T - Loan (Seawall)			2,180,953.14	2,180,953.14
02090	Accrued Expenses	0.00			0.00
02095	Lease Security Deposit	55,638.00			55,638.00
3005	Deferred Cable Rebate	12,500.00			12,500.00
	Total Liabilities	155,612.57	0.00	2,180,953.14	2,336,565.71
Fund Balance					
03006	Unbilled Def S/A-Seawall			1,118,202.49	1,118,202.49
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	552,423.70			552,423.70
	Current Year Net Income/Loss	(592.27)	5,541.39	11,818.01	16,767.13
	Total Fund Balances	551,831.43	219,489.82	1,130,020.50	1,901,341.75
	Total Liabilities & Equity	707,444.00	219,489.82	3,310,973.64	4,237,907.46

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 3/31/2022**
	Pooled Reserves Beginning	(497,604.40)	10,200.00		(487,404.40)
	Quarterly Assessments		17,700.00		17,700.00
	Interest		3.90		3.90
9850	General Reserves Expenses			0.00	0.00
9840	Elevator			(4,662.50)	(4,662.50)
9859	Seawall 2020 expenses			(5,882.00)	(5,882.00)
	TOTAL RESERVE FUNDS	**(497,604.40)**	**27,903.90**	**(10,544.50)**	**(480,245.00)**
	RESERVE LIABILITIES				
2082	Loan (Seawall)	2,192,050.26		(11,097.12)	2,180,953.14
3006	Unbilled Def S/A-Seawall	1,797,429.00			1,797,429.00
3023	Deferred SA	32,326.32			32,326.32
	Accounts Payable	0.00			0.00
	RESERVE LIAB. & FUND BAL/	3,524,201.18	27,903.90	(21,641.62)	**3,530,463.46**

Water Glades Tower 300

AGED OWNER BALANCE

As of: 03/31/2022

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
306A	6A	Louis & Catherine Baccari 5510 North Ocean Drive, Unit 6A	$50.00	$0.00	$0.00	$0.00	$50.00
316D	16D	Charles & Ingrid Davis 5510 North Ocean Drive, Unit 16D	$1,120.00	$0.00	$0.00	$0.00	$1,120.00
309C	9C	Stephen & Amy Dunn/Stephanie Barnes 5510 North Ocean Drive, Unit 9C	$1,170.00	$1,120.00	$1,120.00	$1,120.00	$4,530.00
304A	4A	Tricar Florida Inc (*) 5510 North Ocean Drive, Unit 4A	$1,170.00	$0.00	$0.00	$0.00	$1,170.00
315D	15D	Robert & Mary Goldstein 5510 North Ocean Drive, Unit 15D	$25.00	$0.00	$0.00	$0.00	$25.00
323A	23A	Lawrence & Lori Gross 5510 North Ocean Drive, Unit 23A	$150.00	$0.00	$0.00	$12.00	$162.00
303C	3C	Michael & Remy Harwood 5510 North Ocean Drive, Unit 3C	$100.00	$0.00	$0.00	$0.00	$100.00
310D	10D	Anne Licursi 5510 North Ocean Drive, Unit 10D	$100.00	$0.00	$0.00	$0.00	$100.00
319B	19B	Manfred Mach 5510 North Ocean Drive, Unit 19B	$1,170.00	$2,074.00	$12.00	$12.00	$3,268.00
312B	12B	Indurashmi Mayakrishman & Ragunathan Kanagavelu 5510 North Ocean Drive, Unit 12B	$50.00	$0.00	$0.00	$0.00	$50.00
307A	7A	Roger & Kymberly O'Brien 5510 North Ocean Drive, Unit 7A	$50.00	$0.00	$0.00	$0.00	$50.00
307C	7C	Thomas & Maureen O'Brien 5510 North Ocean Drive, Unit 7C	$895.00	$0.00	$0.00	$0.00	$895.00
315A	15A	Reza Tehrani 5510 North Ocean Drive, Unit 15A	$25.00	$0.00	$0.00	$0.00	$25.00
Community Total			**$6,075.00**	**$3,194.00**	**$1,132.00**	**$1,144.00**	**$11,545.00**

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
02 - NSF charges	01311	$0.00	$12.00	$12.00	$24.00	$48.00
A1 - Maintenance	01311	$6,075.00	$3,182.00	$1,120.00	$1,120.00	$11,497.00
Grand Total:		**$6,075.00**	**$3,194.00**	**$1,132.00**	**$1,144.00**	**$11,545.00**

Account#	Account Description	Delinquency Amount
01311	Accounts Receivable	$11,545.00
Total:		$11,545.00

Total Number of Homes: 13

Water Glades Tower 300

Run Date: 04/14/2022
Run Time: 12:50 PM

PREPAID OWNERS

As of: 03/31/2022

Owner	Address	Account #	Lot #		Prepaid Balance
Karen Finck Trust	5510 North Ocean Drive, Unit 2B	302B	2B	PP - General	$1,250.00
				Total	**$1,250.00**
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**
Linda Gibbs	5510 North Ocean Drive, Unit 3B	303B	3B	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	$1,020.00
				Total	**$1,020.00**
Brian Phelps	5510 North Ocean Drive, Unit 4D	304D	4D	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**
8A LLC - Greg Fried	5510 North Ocean Drive, Unit 8A	308A	8A	PP - General	$430.00
				Total	**$430.00**
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	$2,140.00
				Total	**$2,140.00**
Patricia Stahl & Sarah Shepard	5510 North Ocean Drive, Unit 9B	309B	9B	PP - General	$130.00
				Total	**$130.00**
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	$12,870.00
				Total	**$12,870.00**
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**
Scott & Linda Willinger	5510 North Ocean Drive, Unit 14D	314D	14D	PP - General	$1,170.00
				Total	**$1,170.00**
Arlene Friner (*)	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**
Dunn Development LP (*)	5510 North Ocean Drive, Unit 17B	317B	17B	PP - General	$1,120.00
				Total	**$1,120.00**
Gustavo & Maria & Manuela, Marte, Imaki Usandizaga	5510 North Ocean Drive, Unit 18D	318D	18D	PP - General	$7,060.00
				Total	**$7,060.00**
Manfred Mach	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	$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	321A	21A	PP - General	$1,170.01

Owner	Address	Account #	Lot #		Prepaid Balance
	21A			**Total**	**$1,170.01**
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	$12,870.00
				Total	**$12,870.00**
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**
Charles Beckinella & Avril Rubin	5510 North Ocean Drive, Unit 23D	323D	23D	PP - General	$1,120.00
				Total	**$1,120.00**
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**
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**
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	$79,956.55
				Total	**$79,956.55**

Aged Open Items

Water Glades Tower 300 Run Date: 04/14/2022
As of: 03/31/2022 Run Time: 12:52 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
31452	FI110-FIDELITY DATA SERVICE 06025 Application/Lease expense	300-20220331	3/31/2022	$96.00	$0.00	$0.00	$0.00
31454	PU613-PURCHASE POWER 05180 Office Supplies	909002944291	3/25/2022	$34.86	$0.00	$0.00	$0.00
31455	MO200-MONARCH OF PLUMBING, LLC 05178 R & M Plumbing	1266	3/11/2022	$1,073.00	$0.00	$0.00	$0.00
31456	AB240-ABOVE & BEYOND PEST 05250 Pest Control	1491343	3/17/2022	$218.00	$0.00	$0.00	$0.00
31458	HARWOOD-MICHAEL HARWOOD 05405 Building	032022	3/20/2022	$533.73	$0.00	$0.00	$0.00
31562	WA130-WATER GLADES POA, INC. 05405 Building	5509	3/31/2022	$899.93	$0.00	$0.00	$0.00
31563	BE180-BECKER & POLIAKOFF, P.A. 09840 Reserves - Elevator	4260623	3/31/2022	$4,662.50	$0.00	$0.00	$0.00
Total				**$7,518.02**	**$0.00**	**$0.00**	**$0.00**

Grand Total **$7,518.02**

WATERGLADES - TOWER 300

Prepaid Insurance - :March 31, 2022

					Months	Monthly	Prepaid	
Agent	**Policy**	**Column1**	**Column2**	**Column7**	**Remaining**	**Expense**	**Balance**	**Column3**
USI Insurance		3/1/2022	2/28/2023	193,849.00	11	16,154.08	177,694.92	
QBE Insurance	Flood	10/31/2021	11/1/2022	16,496.00	7	1,374.67	9,622.67	
Total						17,528.75	187,317.58	

Income/Expense Statement
Water Glades Tower 300
As of: 3/31/2022

		CURRENT PERIOD			YEAR-TO-DATE			YEARLY
		ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
	INCOME							
04000	Maintenance Assessment	72,433.00	72,433.42	(0.42)	72,433.00	72,433.42	(0.42)	869,201.00
04200	Insurance Assessment	16,667.00	16,666.67	0.33	16,667.00	16,666.67	0.33	200,000.00
04410	Interest Income	0.78	0.00	0.78	0.78	0.00	0.78	0.00
04412	Interest (Insurance)	2.44	0.00	2.44	2.44	0.00	2.44	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	200.00	0.00	200.00	200.00	0.00	200.00	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	89,303.22	89,100.08	203.14	89,303.22	89,100.08	203.14	1,069,201.00
Contract Expenses								
05202	Water Treatment	280.50	291.67	11.17	280.50	291.67	11.17	3,500.00
05203	Generator Maintenance	0.00	79.17	79.17	0.00	79.17	79.17	950.00
05204	Fire Sprinkler Inspections	0.00	483.33	483.33	0.00	483.33	483.33	5,800.00
05205	Roof Inspections	0.00	41.67	41.67	0.00	41.67	41.67	500.00
05206	Alsco Mats	194.06	208.33	14.27	194.06	208.33	14.27	2,500.00
05207	Gym Maintenance	187.25	62.50	(124.75)	187.25	62.50	(124.75)	750.00
05230	Elevator	1,203.36	1,250.00	46.64	1,203.36	1,250.00	46.64	15,000.00
05240	Cable TV	8,966.68	9,225.00	258.32	8,966.68	9,225.00	258.32	110,700.00
05250	Pest Control	218.00	218.00	0.00	218.00	218.00	0.00	2,616.00
		11,049.85	11,859.67	809.82	11,049.85	11,859.67	809.82	142,316.00
Material and Equipment								
05405	Building	1,597.64	2,000.00	402.36	1,597.64	2,000.00	402.36	24,000.00
05145	R & M Elevator	0.00	750.00	750.00	0.00	750.00	750.00	9,000.00
05170	R & M Appliance	200.95	395.83	194.88	200.95	395.83	194.88	4,750.00
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	191.67	191.67	0.00	191.67	191.67	2,300.00
05174	Generator Maintenance	0.00	43.33	43.33	0.00	43.33	43.33	520.00
05175	Drywall Repair	250.00	83.33	(166.67)	250.00	83.33	(166.67)	1,000.00
05176	R & M Air Conditioning	6,011.00	666.67	(5,344.33)	6,011.00	666.67	(5,344.33)	8,000.00
05178	R & M Plumbing	1,073.00	1,000.00	(73.00)	1,073.00	1,000.00	(73.00)	12,000.00
05180	Office Supplies	116.92	0.00	(116.92)	116.92	0.00	(116.92)	0.00
05181	L&M Painting	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
05182	L & M Fire Safety Systems	0.00	458.33	458.33	0.00	458.33	458.33	5,500.00
05208	Carpet Cleaning	0.00	350.00	350.00	0.00	350.00	350.00	4,200.00
05220	Landscape Replacement	0.00	158.33	158.33	0.00	158.33	158.33	1,900.00
		9,249.51	6,730.83	(2,518.68)	9,249.51	6,730.83	(2,518.68)	80,770.00
Utilities								
06620	Water/Sewer/Trash	6,861.95	6,833.33	(28.62)	6,861.95	6,833.33	(28.62)	82,000.00
06630	Electricity	3,941.14	4,258.33	317.19	3,941.14	4,258.33	317.19	51,100.00
06640	Gas	48.04	50.00	1.96	48.04	50.00	1.96	600.00
06650	Telephone	0.00	28.67	28.67	0.00	28.67	28.67	344.00
		10,851.13	11,170.33	319.20	10,851.13	11,170.33	319.20	134,044.00

Income/Expense Statement
Water Glades Tower 300
As of: 3/31/2022

		CURRENT PERIOD			YEAR-TO-DATE			YEARLY
	ACTUAL	**BUDGET**	**VARIANCE**	**ACTUAL**	**BUDGET**	**VARIANCE**		**BUDGET**
Professional Service								
06020 Accounting/Audit Fees	0.00	350.00	350.00	0.00	350.00	350.00		4,200.00
06025 Application/Lease Expense	96.00	83.33	(12.67)	96.00	83.33	(12.67)		1,000.00
06030 Engineering Fees	0.00	833.33	833.33	0.00	833.33	833.33		10,000.00
06040 Legal Fees	0.00	625.00	625.00	0.00	625.00	625.00		7,500.00
	96.00	1,891.67	1,795.67	96.00	1,891.67	1,795.67		22,700.00
Common Expense and Insurance								
05400 POA Common Expenses	40,684.25	40,684.25	0.00	40,684.25	40,684.25	0.00		488,211.00
06060 Insurance Expense	17,528.75	16,666.67	(862.08)	17,528.75	16,666.67	(862.08)		200,000.00
	58,213.00	57,350.92	(862.08)	58,213.00	57,350.92	(862.08)		688,211.00
Other Expense								
05180 Office Supplies	0.00	26.67	26.67	0.00	26.67	26.67		320.00
09020 Licenses/Dues/Subscriptions	400.00	53.33	(346.67)	400.00	53.33	(346.67)		640.00
06050 Miscellaneous	36.00	16.67	(19.33)	36.00	16.67	(19.33)		200.00
	436.00	96.67	(339.33)	436.00	96.67	(339.33)		1,160.00
TOTAL EXPENSES	89,895.49	89,100.08	(795.41)	89,895.49	89,100.08	(795.41)		1,069,201.00
Current Year Net Income/(loss)	(592.27)	0.00	(592.27)	(592.27)	0.00	(592.27)		0.00

Income/Expense Statement
Water Glades Tower 300
As of: 3/31/2022

	INCOME	CURRENT ACTUAL	YEAR-TO-DATE ACTUAL
04900	Reserve Revenue	10,200.00	10,200.00
04901	Reserve Interest	3.90	3.90
04904	Payback of loan from Maint	17,700.00	17,700.00
	Subtotal income	27,903.90	27,903.90
Reserve Expenditures			
09850	General Reserve Expense	0.00	0.00
09840	Elevator	4,662.50	4,662.50
09859	Seawall 2020 exepnses	5,882.00	5,882.00
		10,544.50	10,544.50
	Current Year Net Income/(loss)	17,359.40	17,359.40