



RICHARD C. COMMONS, P.A.

CERTIFIED PUBLIC ACCOUNTANT

taxes . accounting . financial strategies

June 30, 2022

Gulfside Villas, inc.
700 Gulf Blvd.
Indian Rocks Beach, FL 33785

Management is responsible for the accompanying financials statements of Gulfside Villas, inc. (a corporation), which comprise the balance sheet as of June 30, 2022, and the related statement of income and retained earnings for the three and six months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Accounting principles generally accepted in the United States of America require that income taxes be accrued. Management has informed us that the Company has not accrued income taxes in the accompanying financial statements. Management has not determined the effect of this departure on the financial statements.

Management has elected to omit substantially all of the disclosures and the statements of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusion about the company's financial position, results of operation and cash flows. Accordingly, these statements are not designed for those who are not informed about such matters.

Supplementary Information

The supplementary information contained in the subsidiary schedule to the Balance Sheet is presented for purposes of additional analysis and is not a required part of the basic financial statements. The information was subject to our compilation engagement, however, we have not audited or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any assurance on such supplementary information.

Required Supplementary Information

Management has also omitted supplemental information about future major repairs and replacements of common property that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to Gulfside Villas, Inc.

Richard C. Commons, P.A.
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Clearwater, Florida

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GULFSIDE VILLAS, INC
BALANCE SHEET
As of 06/30/22

ASSETS

CURRENT ASSETS

BB & T Bank-Operating	\$	98,194.06	
Prepaid Expenses		17,491.83	
Total Current Assets		\$	115,685.89

RESERVES

BB & T Bank - Reserves	\$	24,607.54	
Total Reserves		\$	24,607.54

OTHER ASSETS

Utility Deposits	\$	80.00	
Total Other Assets		\$	80.00

TOTAL ASSETS			\$	140,373.43
				=====

LIABILITIES AND OWNERS' EQUITY

CURRENT LIABILITIES

Accounts Payable	\$	3,677.87	
Advanced Maintenance Fees		9,354.21	
Total Current Liabilities		\$	13,032.08

RESERVES

Reserves - Contingency	\$	24,607.54	
Total Reserves		\$	24,607.54

OWNERS' EQUITY

Owners' Equity	\$	73,562.04	
Current Year Net Income/(Loss)		29,171.77	
Total Owners' Equity		\$	102,733.81

TOTAL LIABILITIES AND OWNERS' EQUITY			\$	140,373.43
				=====

(Unaudited - See Accountants' Compilation Report)

GULFSIDE VILLAS, INC
SUBSIDIARY SCHEDULE
Period: 04/01/22 to 06/30/22

Description	Current Actual	Year-To-Date Actual
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As of 06/30/22

RESERVES - CONTINGENCY

35001	Balance - Beginning of Year	.00	14,575.26
35010	Add: Transfers From Budget	5,013.75	10,027.50
35020	Add: Interest Income	2.71	4.78
	TOTAL	<u>5,016.46</u>	<u>24,607.54</u>
		=====	=====

(Unaudited - See Accountants' Compilation Report)

GULFSIDE VILLAS, INC
STATEMENT OF REVENUES AND EXPENSES-ACTUAL & BUDGET
Period: 04/01/22 to 06/30/22

Description		Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
FOR THE THREE AND SIX MONTHS ENDED 06/30/22								
INCOME								
40100	Assessment - Regular	37,200.00	36,000.00	1,200.00	74,400.00	72,000.00	2,400.00	144,000.00
40500	Interest Income	2.59	.00	2.59	3.91	.00	3.91	.00
40600	Insurance Proceeds	12,441.72	.00	12,441.72	12,441.72	.00	12,441.72	.00
41000	Miscellaneous Income	38,803.83	.00	38,803.83	38,803.83	.00	38,803.83	.00
45000	Transfer from Ins Reserves	.00	.00	.00	86.72	.00	86.72	.00
	Subtotal Income	88,448.14	36,000.00	52,448.14	125,736.18	72,000.00	53,736.18	144,000.00
OPERATING EXPENSES								
GENERAL & ADMINISTRATIVE								
70100	Office Supplies	24.35	120.00	95.65	169.30	240.00	70.70	480.00
70200	Cable TV	2,919.48	2,853.00	(66.48)	5,813.06	5,706.00	(107.06)	11,412.00
70350	Accounting/Tax Prep	806.30	1,035.00	228.70	1,881.30	2,070.00	188.70	4,140.00
70400	Licenses/Permits/Fees	236.25	72.00	(164.25)	236.25	144.00	(92.25)	288.00
70500	Legal	.00	600.00	600.00	.00	1,200.00	1,200.00	2,400.00
	GENERAL & ADMINISTRATIVE	3,986.38	4,680.00	693.62	8,099.91	9,360.00	1,260.09	18,720.00
OPERATING EXPENSES								
72200	Electricity	809.38	966.00	156.62	2,473.96	1,932.00	(541.96)	3,864.00
72300	Water/Sewer/Trash	8,128.82	6,876.00	(1,252.82)	12,824.94	13,752.00	927.06	27,504.00
72700	Fire Alarm & Equipment	.00	105.00	105.00	.00	210.00	210.00	420.00
	OPERATING EXPENSES	8,938.20	7,947.00	(991.20)	15,298.90	15,894.00	595.10	31,788.00
REPAIRS & MAINTENANCE								
73100	General Building	63.66	2,700.00	2,636.34	759.14	5,400.00	4,640.86	10,800.00
73350	Pool Repairs & Services	1,714.98	1,500.00	(214.98)	5,595.60	3,000.00	(2,595.60)	6,000.00
73400	Landscape Contract & Supplies	1,685.00	735.00	(950.00)	3,985.00	1,470.00	(2,515.00)	2,940.00
73500	Pest Control	880.00	1,643.25	763.25	2,335.00	3,286.50	951.50	6,573.00
	REPAIRS & MAINTENANCE	4,343.64	6,578.25	2,234.61	12,674.74	13,156.50	481.76	26,313.00

(Unaudited - See Accountants' Compilation Report)

GULFSIDE VILLAS, INC
STATEMENT OF REVENUES AND EXPENSES-ACTUAL & BUDGET
Period: 04/01/22 to 06/30/22

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
FOR THE THREE AND SIX MONTHS ENDED 06/30/22								
OTHER EXPENSES								
75000	Insurance	9,237.69	11,745.00	2,507.31	22,340.58	23,490.00	1,149.42	46,980.00
75500	Taxes	.00	15.00	15.00	.00	30.00	30.00	60.00
75600	Bureau/Division Fees	.00	21.00	21.00	.00	42.00	42.00	84.00
75900	Unit #16 repairs	28,122.78	.00	(28,122.78)	28,122.78	.00	(28,122.78)	.00
	OTHER EXPENSES	37,360.47	11,781.00	(25,579.47)	50,463.36	23,562.00	(26,901.36)	47,124.00
RESERVES								
85000	Reserves - Contingency	5,013.75	5,013.75	.00	10,027.50	10,027.50	.00	20,055.00
	RESERVES	5,013.75	5,013.75	.00	10,027.50	10,027.50	.00	20,055.00
	TOTAL OPERATING EXPENSES	59,642.44	36,000.00	(23,642.44)	96,564.41	72,000.00	(24,564.41)	144,000.00
	NET OPERATING INCOME/(LOSS)	28,805.70	.00	28,805.70	29,171.77	.00	29,171.77	.00

(Unaudited - See Accountants' Compilation Report)

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 04/01/22

Ending account #: "Last"

Ending date: 06/30/22

*** Not a standard period ***

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
10300	Old Operating Account	.00	.00	.00	.00	.00	
10400	Old Reserve Account	.00	.00	.00	.00	.00	
10500	BB & T Bank-Operating	61,774.79	96,389.14	59,969.87	36,419.27	98,194.06	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	04/01/22	AP4198	2563		30.96	HAMMOCK HARDWARE, INC.	supplies
	04/01/22	AP4198	2564		125.00	FRANCIS MCKEE	pool fence repair
	04/01/22	AP4198	2565		125.00	DAN RZEPKA	pool fence repair
	04/04/22	AR0000	AR04	3,100.00		Owner Cash Receipts	
	04/05/22	AR0000	AR04	1,240.00		Owner Cash Receipts	
	04/06/22	AR0363	AR-363	620.00		Owner Cash Receipts	
	04/07/22	AR0000	AR04	620.00		Owner Cash Receipts	
	04/08/22	AP4216	2566		187.00	ARROW ENVIRONMENTAL SERVI	RECURRING
	04/08/22	AP4216	2567		275.00	BELLEAIR POOL SERVICE & S	weekly
	04/08/22	AP4216	2568		62.00	FLORIDIAN PEST & TURF MGT	LAWN
	04/08/22	AP4216	2569		3,983.99	PINELLAS COUNTY UTILITIES	WATER
	04/08/22	AP4216	2570		150.00	SUN-N-SHADE LAWCARE, INC	MONTHLY
	04/08/22	AR0000	AR04	1,240.00		Owner Cash Receipts	
	04/11/22	AR0000	AR04	620.00		Owner Cash Receipts	
	04/13/22	AR0000	AR04	1,860.00		Owner Cash Receipts	
	04/13/22	AR4217	101531	38,803.83		insurance check	
	04/15/22	AP4219	2571		3,401.00	AMERICAN BANKERS INS	
	04/15/22	AP4220	2571	3,401.00		Void chk, AMERICAN BANKER	double pymt Ins co dbl bi
	04/15/22	AR0364	AR-364	620.00		Owner Cash Receipts	
	04/18/22	AP4215	CK99999		964.54	SPECTRUM	cable
	04/22/22	AP4225	2572		61.25	FLORIDA DEPARTMENT OF STA	Sunbiz
	04/22/22	AP4225	2573		453.10	DUKE ENERGY	9100 8776 1283
	04/22/22	AP4225	2574		175.00	FL DEPT OF HEALTH PINELLA	pool
	04/22/22	AP4225	2575		230.00	RICHARD C. COMMONS, P.A.	April 2022
	04/22/22	RJ0006	RESTRANS		1,671.25	Reserve Transfer	
	04/25/22	AR0000	AR04	620.00		Owner Cash Receipts	
	04/26/22	AR0000	AR04	620.00		Owner Cash Receipts	
	04/28/22	AR0000	AR04	620.00		Owner Cash Receipts	
	04/29/22	AR0000	AR04	620.00		Owner Cash Receipts	
	04/30/22	CR0000	ADJUST	.73		April Interest	
	05/02/22	AR0000	AR04	1,240.00		Owner Cash Receipts	
	05/03/22	AR0000	AR04	2,480.00		Owner Cash Receipts	
	05/04/22	AR0000	AR04	620.00		Owner Cash Receipts	
	05/04/22	AR0365	AR-365	1,240.00		Owner Cash Receipts	
	05/05/22	AR0000	AR04	620.00		Owner Cash Receipts	
	05/06/22	AP4233	2576		187.00	ARROW ENVIRONMENTAL SERVI	pest
	05/06/22	AP4233	2577		24.35	RICHARD C. COMMONS, P.A.	Misc postage and supplies
	05/06/22	AP4233	2578		150.00	SUN-N-SHADE LAWCARE, INC	monthly
	05/06/22	AR0000	AR04	620.00		Owner Cash Receipts	
	05/09/22	AR0000	AR04	620.00		Owner Cash Receipts	
	05/12/22	AR0000	AR04	1,240.00		Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/13/22	AP4235	2579		275.00	BELLEAIR POOL SERVICE & S	biweekly maintenance	
	05/13/22	AP4237	2580		195.00	PRO2CALL	Pest service	
	05/13/22	AR0366	AR-366	620.00		Owner Cash Receipts		
	05/18/22	AP4234	CK99999		978.32	SPECTRUM	003281149-01	
	05/20/22	AP4241	2581		227.06	DUKE ENERGY	9100 8776 1283	
	05/20/22	AP4241	2582		230.00	RICHARD C. COMMONS, P.A.	May 2022	
	05/22/22	RJ0006	RESTRANS		1,671.25	Reserve Transfer		
	05/25/22	AR0000	AR04	1,240.00		Owner Cash Receipts		
	05/26/22	AR0000	AR04	620.00		Owner Cash Receipts		
	05/26/22	AR4247	101623	12,441.72		insurance check		
	05/27/22	AP4246	2583		62.00	FLORIDIAN PEST & TURF MGT	lawn and pst	
	05/31/22	AR0000	AR04	1,240.00		Owner Cash Receipts		
	05/31/22	CR0000	ADJUST	.96		May 2022 interest		
	06/01/22	AR0367	AR-367	640.00		Owner Cash Receipts		
	06/02/22	AR0000	AR04	620.00		Owner Cash Receipts		
	06/03/22	AP4251	2584		32.70	HAMMOCK HARDWARE, INC.	shower head	
	06/03/22	AP4251	2585		4,548.95	PINELLAS COUNTY UTILITIES	100107245961	
	06/03/22	AP4251	2586		116.30	RICHARD C. COMMONS, P.A.	Feb 19, 2022	
	06/03/22	AR0000	AR04	3,720.00		Owner Cash Receipts		
	06/06/22	AR0000	AR04	1,240.00		Owner Cash Receipts		
	06/06/22	AR0368	AR-368	620.00		Owner Cash Receipts		
	06/09/22	AR0000	AR04	620.00		Owner Cash Receipts		
	06/10/22	AP4257	2587		187.00	ARROW ENVIRONMENTAL SERVI	pest I-0	
	06/10/22	AP4257	2588		448.78	BELLEAIR POOL SERVICE & S	2 x weekly	
	06/10/22	AP4257	2589		3,840.00	DAN MCCULLERS ROOFING INC	roof repairs to Unit #16	
	06/10/22	AP4257	2590		120.76	FRANCIS MCKEE	reimb for supplies	
	06/10/22	AP4257	2591		28,122.78	THOMAS R. MILLER	repairs to unit 16 pd 1/2	
	06/10/22	AP4257	2592		150.00	SUN-N-SHADE LAWNCARE, INC	lawn care	
	06/10/22	AP4258	2589	3,840.00		Void chk, DAN MCCULLERS R	1/2 down	
	06/10/22	AP4261	2593		1,920.00	DAN MCCULLERS ROOFING INC	1/2 down pymt	
	06/10/22	AP4262	2593	1,920.00		Void chk, DAN MCCULLERS R	waiting until finished	
	06/14/22	AR0000	AR04	620.00		Owner Cash Receipts		
	06/14/22	AR0369	AR-369	620.00		Owner Cash Receipts		
	06/18/22	AP4256	CK99999		976.62	SPECTRUM	0035281149-01	
	06/22/22	RJ0006	RESTRANS		1,671.25	Reserve Transfer		
	06/24/22	AP4268	2594		345.44	BELLEAIR POOL SERVICE & S	supplies	
	06/24/22	AP4268	2595		129.22	DUKE ENERGY	9100 8776 1283	
	06/24/22	AP4268	2597		230.00	RICHARD C. COMMONS, P.A.	June 2022	
	06/27/22	AR0000	AR04	1,240.00		Owner Cash Receipts		
	06/28/22	AR0000	AR04	620.00		Owner Cash Receipts		
	06/30/22	AP4271	2598		1,235.00	SUN-N-SHADE LAWNCARE, INC	trim palms	
	06/30/22	AR0000	AR04	620.00		Owner Cash Receipts		
	06/30/22	CR0000	ADJUST	.90		Jun 2022 Interest		
10600	BB & T Bank - Reserves			19,591.08	5,016.46	.00	5,016.46	24,607.54
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/22/22	RJ0006	RESTRANS	1,671.25		Reserve Transfer		
	04/30/22	CR0000	ADJUST	.83		April Interest		
	05/22/22	RJ0006	RESTRANS	1,671.25		Reserve Transfer		
	05/31/22	CR0000	ADJUST	.92		May 2022 Interest		

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/22/22 RJ0006 RESTRANS 1,671.25 Reserve Transfer					
	06/30/22 CR0000 ADJUST .96 Jun 2022 Interest					
10700	BB & T Bank- Insurance	.00	.00	.00	.00	.00
10800	BB&T Reserve CD#5531	.00	.00	.00	.00	.00
10850	BB & T Reserve CD#1076	.00	.00	.00	.00	.00
11100	Accounts Receivable	1,260.00	41,520.00	42,780.00	1,260.00CR	.00

	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/01/22 AR4202 AR01 12,400.00 Apply Assmt/Opt Charges					
	04/01/22 AR4203 AR08 11,760.00 Prepaid Application					
	04/05/22 AR0000 AR04 1,240.00 Owner Cash Receipts					
	04/07/22 AR0000 AR04 620.00 Owner Cash Receipts					
	04/08/22 AR0000 AR04 1,240.00 Owner Cash Receipts					
	04/11/22 AR0000 AR04 620.00 Owner Cash Receipts					
	04/13/22 AR0000 AR04 1,860.00 Owner Cash Receipts					
	04/15/22 AR0364 AR-364 620.00 Owner Cash Receipts					
	05/01/22 AR4230 AR01 12,400.00 Apply Assmt/Opt Charges					
	05/01/22 AR4231 AR08 5,354.21 Prepaid Application					
	05/02/22 AR0000 AR04 700.00 Owner Cash Receipts					
	05/03/22 AR0000 AR04 2,455.00 Owner Cash Receipts					
	05/04/22 AR0000 AR04 620.00 Owner Cash Receipts					
	05/05/22 AR0000 AR04 620.00 Owner Cash Receipts					
	05/06/22 AR0000 AR04 620.00 Owner Cash Receipts					
	05/09/22 AR0000 AR04 170.79 Owner Cash Receipts					
	05/12/22 AR0000 AR04 1,240.00 Owner Cash Receipts					
	05/13/22 AR0366 AR-366 620.00 Owner Cash Receipts					
	06/01/22 AR0367 AR-367 20.00 Owner Cash Receipts					
	06/01/22 AR4252 AR01 12,400.00 Apply Assmt/Opt Charges					
	06/01/22 AR4253 AR08 4,814.21 Prepaid Application					
	06/02/22 AR0000 AR04 620.00 Owner Cash Receipts					
	06/03/22 AR0000 AR04 3,695.00 Owner Cash Receipts					
	06/06/22 AR0000 AR04 1,240.00 Owner Cash Receipts					
	06/06/22 AR0368 AR-368 620.00 Owner Cash Receipts					
	06/09/22 AR0000 AR04 170.79 Owner Cash Receipts					
	06/14/22 AR0000 AR04 620.00 Owner Cash Receipts					
	06/14/22 AR0369 AR-369 620.00 Owner Cash Receipts					
	06/30/22 GJ0291 ADJAR 4,320.00 Adjust AR & Prepay					
11120	Accounts Receivable-Spec Asmnt	.00	.00	.00	.00	.00
11200	Prepaid Expenses	26,729.52	15,842.72	25,080.41	9,237.69CR	17,491.83
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/13/22 AP4221 1902 3,401.00 AMERICAN BANKERS INS double billing					
	04/15/22 AP4218 VH1902 3,401.00 AMERICAN BANKERS INS					
	05/26/22 AR4247 101623 12,441.72 insurance check					
	05/26/22 GJ0289 RECLINSS 12,441.72 reclass ins chk for damag					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/30/22 RJ0002 INSEXP 9,237.69 Insurance Allocation Exp					
13000	Due to Oper Acct	.00	.00	.00	.00	.00
13500	Due from Insurance to Reserve	.00	.00	.00	.00	.00
13600	Due from Op to Res	.00	.00	.00	.00	.00
13700	Due to Op from Ins	.00	.00	.00	.00	.00
18200	Utility Deposits	80.00	.00	.00	.00	80.00
20200	Accounts Payable	4,081.99CR	65,279.63	64,875.51	404.12	3,677.87CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/01/22 AP4197 VH1890 125.00 FRANCIS MCKEE pool fence repair					
	04/01/22 AP4197 VH1891 125.00 DAN RZEPKA pool fence repair					
	04/01/22 AP4197 VH1892 30.96 HAMMOCK HARDWARE, INC. supplies					
	04/01/22 AP4198 2563 30.96 HAMMOCK HARDWARE, INC. supplies					
	04/01/22 AP4198 2564 125.00 FRANCIS MCKEE pool fence repair					
	04/01/22 AP4198 2565 125.00 DAN RZEPKA pool fence repair					
	04/01/22 GJ0283 PCUACC 4,081.99 PCU Accrual					
	04/08/22 AP4215 VH1894 62.00 FLORIDIAN PEST & TURF MGT LAWN					
	04/08/22 AP4215 VH1895 126.00 ARROW ENVIRONMENTAL SERVI RECURRING					
	04/08/22 AP4215 VH1896 61.00 ARROW ENVIRONMENTAL SERVI RECURRING					
	04/08/22 AP4215 VH1897 150.00 SUN-N-SHADE LAWCARE, INC MONTHLY					
	04/08/22 AP4215 VH1898 3,983.99 PINELLAS COUNTY UTILITIES WATER					
	04/08/22 AP4215 VH1899 275.00 BELLEAIR POOL SERVICE & S weekly					
	04/08/22 AP4216 2566 187.00 ARROW ENVIRONMENTAL SERVI RECURRING					
	04/08/22 AP4216 2567 275.00 BELLEAIR POOL SERVICE & S weekly					
	04/08/22 AP4216 2568 62.00 FLORIDIAN PEST & TURF MGT LAWN					
	04/08/22 AP4216 2569 3,983.99 PINELLAS COUNTY UTILITIES WATER					
	04/08/22 AP4216 2570 150.00 SUN-N-SHADE LAWCARE, INC MONTHLY					
	04/13/22 AP4221 1902 3,401.00 AMERICAN BANKERS INS double billing					
	04/15/22 AP4218 VH1902 3,401.00 AMERICAN BANKERS INS					
	04/15/22 AP4219 2571 3,401.00 AMERICAN BANKERS INS					
	04/15/22 AP4220 2571 3,401.00 Void chk, AMERICAN BANKER double pymt Ins co dbl bi					
	04/22/22 AP4224 VH1903 453.10 DUKE ENERGY 9100 8776 1283					
	04/22/22 AP4224 VH1904 61.25 FLORIDA DEPARTMENT OF STA Sunbiz					
	04/22/22 AP4224 VH1905 230.00 RICHARD C. COMMONS, P.A. April 2022					
	04/22/22 AP4224 VH1906 175.00 FL DEPT OF HEALTH PINELLA pool					
	04/22/22 AP4225 2572 61.25 FLORIDA DEPARTMENT OF STA Sunbiz					
	04/22/22 AP4225 2573 453.10 DUKE ENERGY 9100 8776 1283					
	04/22/22 AP4225 2574 175.00 FL DEPT OF HEALTH PINELLA pool					
	04/22/22 AP4225 2575 230.00 RICHARD C. COMMONS, P.A. April 2022					
	05/06/22 AP4232 VH1907 150.00 SUN-N-SHADE LAWCARE, INC monthly					
	05/06/22 AP4232 VH1908 126.00 ARROW ENVIRONMENTAL SERVI pest					
	05/06/22 AP4232 VH1909 61.00 ARROW ENVIRONMENTAL SERVI pest					
	05/06/22 AP4232 VH1910 24.35 RICHARD C. COMMONS, P.A. Misc postage and supplies					
	05/06/22 AP4233 2576 187.00 ARROW ENVIRONMENTAL SERVI pest					
	05/06/22 AP4233 2577 24.35 RICHARD C. COMMONS, P.A. Misc postage and supplies					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/06/22	AP4233	2578	150.00		SUN-N-SHADE LAWN CARE, INC	monthly
05/13/22	AP4234	VH1913		275.00	BELLEAIR POOL SERVICE & S	biweekly maintenance
05/13/22	AP4235	2579	275.00		BELLEAIR POOL SERVICE & S	biweekly maintenance
05/13/22	AP4236	VH1914		195.00	PRO2CALL	Pest service
05/13/22	AP4237	2580	195.00		PRO2CALL	Pest service
05/20/22	AP4240	VH1915		230.00	RICHARD C. COMMONS, P.A.	May 2022
05/20/22	AP4240	VH1916		227.06	DUKE ENERGY	9100 8776 1283
05/20/22	AP4241	2581	227.06		DUKE ENERGY	9100 8776 1283
05/20/22	AP4241	2582	230.00		RICHARD C. COMMONS, P.A.	May 2022
05/27/22	AP4245	VH1917		62.00	FLORIDIAN PEST & TURF MGT	lawn and pst
05/27/22	AP4246	2583	62.00		FLORIDIAN PEST & TURF MGT	lawn and pst
06/03/22	AP4250	VH1918		116.30	RICHARD C. COMMONS, P.A.	Feb 19, 2022
06/03/22	AP4250	VH1919		32.70	HAMMOCK HARDWARE, INC.	shower head
06/03/22	AP4250	VH1920		4,548.95	PINELLAS COUNTY UTILITIES	100107245961
06/03/22	AP4251	2584	32.70		HAMMOCK HARDWARE, INC.	shower head
06/03/22	AP4251	2585	4,548.95		PINELLAS COUNTY UTILITIES	100107245961
06/03/22	AP4251	2586	116.30		RICHARD C. COMMONS, P.A.	Feb 19, 2022
06/08/22	AP4259	1922	3,840.00		DAN MCCULLERS ROOFING INC	only paying 1/2 down
06/10/22	AP4256	VH1921		28,122.78	THOMAS R. MILLER	repairs to unit 16 pd 1/2
06/10/22	AP4256	VH1922		3,840.00	DAN MCCULLERS ROOFING INC	roof repairs to Unit #16
06/10/22	AP4256	VH1923		120.76	FRANCIS MCKEE	reimb for supplies
06/10/22	AP4256	VH1924		275.00	BELLEAIR POOL SERVICE & S	2 x weekly
06/10/22	AP4256	VH1925		173.78	BELLEAIR POOL SERVICE & S	service
06/10/22	AP4256	VH1926		150.00	SUN-N-SHADE LAWN CARE, INC	lawn care
06/10/22	AP4256	VH1927		126.00	ARROW ENVIRONMENTAL SERVI	pest I-0
06/10/22	AP4256	VH1928		61.00	ARROW ENVIRONMENTAL SERVI	pest
06/10/22	AP4257	2587	187.00		ARROW ENVIRONMENTAL SERVI	pest I-0
06/10/22	AP4257	2588	448.78		BELLEAIR POOL SERVICE & S	2 x weekly
06/10/22	AP4257	2589	3,840.00		DAN MCCULLERS ROOFING INC	roof repairs to Unit #16
06/10/22	AP4257	2590	120.76		FRANCIS MCKEE	reimb for supplies
06/10/22	AP4257	2591	28,122.78		THOMAS R. MILLER	repairs to unit 16 pd 1/2
06/10/22	AP4257	2592	150.00		SUN-N-SHADE LAWN CARE, INC	lawn care
06/10/22	AP4258	2589		3,840.00	Void chk, DAN MCCULLERS R	1/2 down
06/10/22	AP4260	VH1930		1,920.00	DAN MCCULLERS ROOFING INC	1/2 down pymt
06/10/22	AP4261	2593	1,920.00		DAN MCCULLERS ROOFING INC	1/2 down pymt
06/10/22	AP4262	2593		1,920.00	Void chk, DAN MCCULLERS R	waiting until finished
06/22/22	AP4269	1930	1,920.00		DAN MCCULLERS ROOFING INC	waiting for job to finish
06/24/22	AP4267	VH1932		345.44	BELLEAIR POOL SERVICE & S	supplies
06/24/22	AP4267	VH1933		230.00	RICHARD C. COMMONS, P.A.	June 2022
06/24/22	AP4267	VH1934		129.22	DUKE ENERGY	9100 8776 1283
06/24/22	AP4268	2594	345.44		BELLEAIR POOL SERVICE & S	supplies
06/24/22	AP4268	2595	129.22		DUKE ENERGY	9100 8776 1283
06/24/22	AP4268	2597	230.00		RICHARD C. COMMONS, P.A.	June 2022
06/30/22	AP4271	2598	1,235.00		SUN-N-SHADE LAWN CARE, INC	trim palms
06/30/22	GJ0290	PCUACC		3,677.87	PCU Accrual	
06/30/22	GJ0292	ADJUST		1,235.00	adjust	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
20400	Advanced Maintenance Fees	11,834.21CR	21,928.42	19,448.42	2,480.00	9,354.21CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/01/22 AR4203 AR08 11,760.00					
						Prepaid Application
	04/04/22 AR0000 AR04		3,100.00			Owner Cash Receipts
	04/06/22 AR0363 AR-363		620.00			Owner Cash Receipts
	04/25/22 AR0000 AR04		620.00			Owner Cash Receipts
	04/26/22 AR0000 AR04		620.00			Owner Cash Receipts
	04/28/22 AR0000 AR04		620.00			Owner Cash Receipts
	04/29/22 AR0000 AR04		620.00			Owner Cash Receipts
	05/01/22 AR4231 AR08 5,354.21					Prepaid Application
	05/02/22 AR0000 AR04		540.00			Owner Cash Receipts
	05/03/22 AR0000 AR04		25.00			Owner Cash Receipts
	05/04/22 AR0365 AR-365		1,240.00			Owner Cash Receipts
	05/09/22 AR0000 AR04		449.21			Owner Cash Receipts
	05/25/22 AR0000 AR04		1,240.00			Owner Cash Receipts
	05/26/22 AR0000 AR04		620.00			Owner Cash Receipts
	05/31/22 AR0000 AR04		1,240.00			Owner Cash Receipts
	06/01/22 AR0367 AR-367		620.00			Owner Cash Receipts
	06/01/22 AR4253 AR08 4,814.21					Prepaid Application
	06/03/22 AR0000 AR04		25.00			Owner Cash Receipts
	06/09/22 AR0000 AR04		449.21			Owner Cash Receipts
	06/27/22 AR0000 AR04		1,240.00			Owner Cash Receipts
	06/28/22 AR0000 AR04		620.00			Owner Cash Receipts
	06/30/22 AR0000 AR04		620.00			Owner Cash Receipts
	06/30/22 GJ0291 ADJAR		4,320.00			Adjust AR & Prepay
20600	Income Tax Liability	.00	.00	.00	.00	.00
20700	Insurance Savings Account	.00	.00	.00	.00	.00
20701	Beginning Balance	.00	.00	.00	.00	.00
20710	Add: Transfers from Budget	.00	.00	.00	.00	.00
20720	Add: Interest Income	.00	.00	.00	.00	.00
20730	Less: Transfers to Operating	.00	.00	.00	.00	.00
20750	Less: Expenditures	.00	.00	.00	.00	.00
20801	Balance - Beginning of Year	27,921.71CR	.00	.00	.00	27,921.71CR
20810	Special Assessment Income	.00	.00	.00	.00	.00
20850	Special Assessment Expense	.00	.00	.00	.00	.00
20860	Less: Transfer to Paint Reserv	27,921.71	.00	.00	.00	27,921.71

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
21000	Note Payable-Insurance	.00	.00	.00	.00	.00
23000	Due From Reserve Account	.00	.00	.00	.00	.00
23500	Due to Reserve from Insurance	.00	.00	.00	.00	.00
23600	Due to Res from Op	.00	.00	.00	.00	.00
31001	Balance - Beginning of Year	.00	.00	.00	.00	.00
31050	Less: Expenditures	.00	.00	.00	.00	.00
31101	Balance - Beginning of Year	.00	.00	.00	.00	.00
31110	Add: Transfers from Budget	.00	.00	.00	.00	.00
31120	Add: Interest Income	.00	.00	.00	.00	.00
31130	Add: Transfer from Sp Assessm	.00	.00	.00	.00	.00
31150	Less: Expenditures	.00	.00	.00	.00	.00
31201	Balance - Beginning of Year	.00	.00	.00	.00	.00
31210	Add: Transfers From Budget	.00	.00	.00	.00	.00
31250	Less: Expenditures	.00	.00	.00	.00	.00
31301	Balance - Beginning of Year	.00	.00	.00	.00	.00
31310	Add: Transfers from Budget	.00	.00	.00	.00	.00
31350	Less: Expenditures	.00	.00	.00	.00	.00
31401	Balance - Beginning of Year	.00	.00	.00	.00	.00
31410	Add: Transfers from Budget	.00	.00	.00	.00	.00
31501	Balance - Beginning of Year	.00	.00	.00	.00	.00
31510	Add: Transfers from Budget	.00	.00	.00	.00	.00
31520	Add: Interest Income	.00	.00	.00	.00	.00
31530	Transfer to Operating	.00	.00	.00	.00	.00
31550	Less: Expenditures	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
35000	Reserves - Contingency	.00	.00	.00	.00	.00
35001	Balance - Beginning of Year	14,575.26CR	.00	.00	.00	14,575.26CR
35010	Add: Transfers From Budget	5,013.75CR	.00	5,013.75	5,013.75CR	10,027.50CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/22/22 RJ0006 RESTRANS 1,671.25 Reserve Transfer					
	05/22/22 RJ0006 RESTRANS 1,671.25 Reserve Transfer					
	06/22/22 RJ0006 RESTRANS 1,671.25 Reserve Transfer					
35020	Add: Interest Income	2.07CR	.00	2.71	2.71CR	4.78CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/30/22 CR0000 ADJUST .83 April Interest					
	05/31/22 CR0000 ADJUST .92 May 2022 Interest					
	06/30/22 CR0000 ADJUST .96 Jun 2022 Interest					
35030	Add: Tran from Operating	.00	.00	.00	.00	.00
35050	Less: Expenditures	.00	.00	.00	.00	.00
35060	Transfer To Operating	.00	.00	.00	.00	.00
37000	Owners' Equity	73,562.04CR	.00	.00	.00	73,562.04CR
40100	Assessment - Regular	37,200.00CR	.00	37,200.00	37,200.00CR	74,400.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/01/22 AR4202 AR01 12,400.00 Apply Assmt/Opt Charges					
	05/01/22 AR4230 AR01 12,400.00 Apply Assmt/Opt Charges					
	06/01/22 AR4252 AR01 12,400.00 Apply Assmt/Opt Charges					
40400	Late Fees	.00	.00	.00	.00	.00
40500	Interest Income	1.32CR	.00	2.59	2.59CR	3.91CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/30/22 CR0000 ADJUST .73 April Interest					
	05/31/22 CR0000 ADJUST .96 May 2022 interest					
	06/30/22 CR0000 ADJUST .90 Jun 2022 Interest					
40600	Insurance Proceeds	.00	.00	12,441.72	12,441.72CR	12,441.72CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/26/22 GJ0289 RECLINSS 12,441.72 reclass ins chk for damag					
41000	Miscellaneous Income	.00	.00	38,803.83	38,803.83CR	38,803.83CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/13/22 AR4217 101531 38,803.83 insurance check					

G E N E R A L L E D G E R T R I A L B A L A N C E

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
45000	Transfer from Ins Reserves	86.72CR	.00	.00	.00	86.72CR
70100	Office Supplies	144.95	24.35	.00	24.35	169.30
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/06/22 AP4232 VH1910 24.35 RICHARD C. COMMONS, P.A. Misc postage and supplies					
70200	Cable TV	2,893.58	2,919.48	.00	2,919.48	5,813.06
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/18/22 AP4215 CK99999 964.54 SPECTRUM cable					
	05/18/22 AP4234 CK99999 978.32 SPECTRUM 003281149-01					
	06/18/22 AP4256 CK99999 976.62 SPECTRUM 0035281149-01					
70350	Accounting/Tax Prep	1,075.00	806.30	.00	806.30	1,881.30
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/22/22 AP4224 VH1905 230.00 RICHARD C. COMMONS, P.A. April 2022					
	05/20/22 AP4240 VH1915 230.00 RICHARD C. COMMONS, P.A. May 2022					
	06/03/22 AP4250 VH1918 116.30 RICHARD C. COMMONS, P.A. Feb 19, 2022					
	06/24/22 AP4267 VH1933 230.00 RICHARD C. COMMONS, P.A. June 2022					
70400	Licenses/Permits/Fees	.00	236.25	.00	236.25	236.25
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/22/22 AP4224 VH1904 61.25 FLORIDA DEPARTMENT OF STA Sunbiz					
	04/22/22 AP4224 VH1906 175.00 FL DEPT OF HEALTH PINELLA pool					
72200	Electricity	1,664.58	809.38	.00	809.38	2,473.96
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/22/22 AP4224 VH1903 453.10 DUKE ENERGY 9100 8776 1283					
	05/20/22 AP4240 VH1916 227.06 DUKE ENERGY 9100 8776 1283					
	06/24/22 AP4267 VH1934 129.22 DUKE ENERGY 9100 8776 1283					
72300	Water/Sewer/Trash	4,696.12	12,210.81	4,081.99	8,128.82	12,824.94
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/01/22 GJ0283 PCUACC 4,081.99 PCU Accrual					
	04/08/22 AP4215 VH1898 3,983.99 PINELLAS COUNTY UTILITIES WATER					
	06/03/22 AP4250 VH1920 4,548.95 PINELLAS COUNTY UTILITIES 100107245961					
	06/30/22 GJ0290 PCUACC 3,677.87 PCU Accrual					
73100	General Building	695.48	63.66	.00	63.66	759.14
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/01/22 AP4197 VH1892 30.96 HAMMOCK HARDWARE, INC. supplies					
	06/03/22 AP4250 VH1919 32.70 HAMMOCK HARDWARE, INC. shower head					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
73140	Misc Repairs/Supplies			.00	.00	.00	.00	.00
73350	Pool Repairs & Services			3,880.62	1,714.98	.00	1,714.98	5,595.60
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/01/22	AP4197	VH1890	125.00		FRANCIS MCKEE	pool fence repair	
	04/01/22	AP4197	VH1891	125.00		DAN RZEPKA	pool fence repair	
	04/08/22	AP4215	VH1899	275.00		BELLEAIR POOL SERVICE & S	weekly	
	05/13/22	AP4234	VH1913	275.00		BELLEAIR POOL SERVICE & S	biweekly maintenance	
	06/10/22	AP4256	VH1923	120.76		FRANCIS MCKEE	reimb for supplies	
	06/10/22	AP4256	VH1924	275.00		BELLEAIR POOL SERVICE & S	2 x weekly	
	06/10/22	AP4256	VH1925	173.78		BELLEAIR POOL SERVICE & S	service	
	06/24/22	AP4267	VH1932	345.44		BELLEAIR POOL SERVICE & S	supplies	
73400	Landscape Contract & Supplies			2,300.00	1,685.00	.00	1,685.00	3,985.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/08/22	AP4215	VH1897	150.00		SUN-N-SHADE LAWN CARE, INC	MONTHLY	
	05/06/22	AP4232	VH1907	150.00		SUN-N-SHADE LAWN CARE, INC	monthly	
	06/10/22	AP4256	VH1926	150.00		SUN-N-SHADE LAWN CARE, INC	lawn care	
	06/30/22	GJ0292	ADJUST	1,235.00		adjust		
73500	Pest Control			1,455.00	880.00	.00	880.00	2,335.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/08/22	AP4215	VH1894	62.00		FLORIDIAN PEST & TURF MGT	LAWN	
	04/08/22	AP4215	VH1895	126.00		ARROW ENVIRONMENTAL SERVI	RECURRING	
	04/08/22	AP4215	VH1896	61.00		ARROW ENVIRONMENTAL SERVI	RECURRING	
	05/06/22	AP4232	VH1908	126.00		ARROW ENVIRONMENTAL SERVI	pest	
	05/06/22	AP4232	VH1909	61.00		ARROW ENVIRONMENTAL SERVI	pest	
	05/13/22	AP4236	VH1914	195.00		PRO2CALL	Pest service	
	05/27/22	AP4245	VH1917	62.00		FLORIDIAN PEST & TURF MGT	lawn and pst	
	06/10/22	AP4256	VH1927	126.00		ARROW ENVIRONMENTAL SERVI	pest I-O	
	06/10/22	AP4256	VH1928	61.00		ARROW ENVIRONMENTAL SERVI	pest	
75000	Insurance			13,102.89	9,237.69	.00	9,237.69	22,340.58
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	06/30/22	RJ0002	INSEXP	9,237.69		Insurance Allocation Exp		
75900	Unit #16 repairs			.00	33,882.78	5,760.00	28,122.78	28,122.78
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	06/08/22	AP4259	1922		3,840.00	DAN MCCULLERS ROOFING INC	roof repairs to Unit #16	
	06/10/22	AP4256	VH1921	28,122.78		THOMAS R. MILLER	repairs to unit 16 pd 1/2	
	06/10/22	AP4256	VH1922	3,840.00		DAN MCCULLERS ROOFING INC	roof repairs to Unit #16	
	06/10/22	AP4260	VH1930	1,920.00		DAN MCCULLERS ROOFING INC	1/2 down pymt	
	06/22/22	AP4269	1930		1,920.00	DAN MCCULLERS ROOFING INC	1/2 down pymt	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
85000	Reserves - Contingency	5,013.75	5,013.75	.00	5,013.75	10,027.50

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/22/22	RJ0006	RESTRANS	1,671.25		Reserve Transfer	
05/22/22	RJ0006	RESTRANS	1,671.25		Reserve Transfer	
06/22/22	RJ0006	RESTRANS	1,671.25		Reserve Transfer	

Grand totals:		.00	315,460.80	315,460.80	.00	.00
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-- End of report --