



## TAXES, BOOKKEEPING, AND FINANCIAL STRATEGIES

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

Management is responsible for the accompanying financial statements of Gulfside Villas, inc. (a corporation), which comprise the balance sheet as of September 30, 2022, and the related statement of income and retained earnings for the three and nine 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.

A handwritten signature in black ink, appearing to read "Richard C. Commons", is written over the printed name.

Richard C. Commons, CPA

Clearwater, Florida

October 10, 2022

Part of BJM Group, a network of accounting firms



**GULFSIDE VILLAS, INC**  
**BALANCE SHEET**  
As of 09/30/22

**ASSETS**

**CURRENT ASSETS**

Truist Bank-Operating	\$	116,445.73	
Prepaid Expenses		8,254.14	
Total Current Assets		\$	124,699.87

**RESERVES**

Truist Bank - Reserves	\$	29,624.67	
Total Reserves		\$	29,624.67

**OTHER ASSETS**

Utility Deposits	\$	80.00	
Total Other Assets		\$	80.00

<b>TOTAL ASSETS</b>			\$	154,404.54
				=====

**LIABILITIES AND OWNERS' EQUITY**

**CURRENT LIABILITIES**

Accounts Payable	\$	5,680.86	
Advanced Maintenance Fees		7,494.21	
Total Current Liabilities		\$	13,175.07

**RESERVES**

Reserves - Contingency	\$	29,624.67	
Total Reserves		\$	29,624.67

**OWNERS' EQUITY**

Owners' Equity	\$	73,562.04	
Current Year Net Income/(Loss)		38,042.76	
Total Owners' Equity		\$	111,604.80

**TOTAL LIABILITIES AND  
OWNERS' EQUITY**

\$ 154,404.54  
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(Unaudited - See Accountants' Compilation Report)

**GULFSIDE VILLAS, INC**  
**SUBSIDIARY SCHEDULE**  
Period: 07/01/22 to 09/30/22

Description	Current Actual	Year-To-Date Actual
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As of 09/30/22

RESERVES - CONTINGENCY

35001	Balance - Beginning of Year	.00	14,575.26
35010	Add: Transfers From Budget	5,013.75	15,041.25
35020	Add: Interest Income	3.38	8.16
	TOTAL	<u>5,017.13</u>	<u>29,624.67</u>

(Unaudited - See Accountants' Compilation Report)

**GULFSIDE VILLAS, INC**  
**STATEMENT OF REVENUES AND EXPENSES-ACTUAL & BUDGET**  
Period: 07/01/22 to 09/30/22

Description		Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
FOR THE THREE AND NINE MONTHS ENDED 09/30/22								
INCOME								
40100	Assessment - Regular	37,200.00	36,000.00	1,200.00	111,600.00	108,000.00	3,600.00	144,000.00
40500	Interest Income	2.78	.00	2.78	6.69	.00	6.69	.00
40600	Insurance Proceeds	.00	.00	.00	12,441.72	.00	12,441.72	.00
41000	Miscellaneous Income	.00	.00	.00	38,803.83	.00	38,803.83	.00
45000	Transfer from Ins Reserves	.00	.00	.00	86.72	.00	86.72	.00
	Subtotal Income	37,202.78	36,000.00	1,202.78	162,938.96	108,000.00	54,938.96	144,000.00
OPERATING EXPENSES								
GENERAL & ADMINISTRATIVE								
70100	Office Supplies	29.57	120.00	90.43	198.87	360.00	161.13	480.00
70200	Cable TV	2,929.86	2,853.00	(76.86)	8,742.92	8,559.00	(183.92)	11,412.00
70350	Accounting/Tax Prep	690.00	1,035.00	345.00	2,571.30	3,105.00	533.70	4,140.00
70400	Licenses/Permits/Fees	.00	72.00	72.00	236.25	216.00	(20.25)	288.00
70500	Legal	.00	600.00	600.00	.00	1,800.00	1,800.00	2,400.00
	GENERAL & ADMINISTRATIVE	3,649.43	4,680.00	1,030.57	11,749.34	14,040.00	2,290.66	18,720.00
OPERATING EXPENSES								
72200	Electricity	354.84	966.00	611.16	2,828.80	2,898.00	69.20	3,864.00
72300	Water/Sewer/Trash	6,872.30	6,876.00	3.70	19,697.24	20,628.00	930.76	27,504.00
72700	Fire Alarm & Equipment	270.12	105.00	(165.12)	270.12	315.00	44.88	420.00
	OPERATING EXPENSES	7,497.26	7,947.00	449.74	22,796.16	23,841.00	1,044.84	31,788.00
REPAIRS & MAINTENANCE								
73100	General Building	197.00	2,700.00	2,503.00	956.14	8,100.00	7,143.86	10,800.00
73350	Pool Repairs & Services	821.66	1,500.00	678.34	6,417.26	4,500.00	(1,917.26)	6,000.00
73400	Landscape Contract & Supplies	450.00	735.00	285.00	4,435.00	2,205.00	(2,230.00)	2,940.00
73500	Pest Control	1,465.00	1,643.25	178.25	3,800.00	4,929.75	1,129.75	6,573.00
	REPAIRS & MAINTENANCE	2,933.66	6,578.25	3,644.59	15,608.40	19,734.75	4,126.35	26,313.00

(Unaudited - See Accountants' Compilation Report)

**GULFSIDE VILLAS, INC**  
**STATEMENT OF REVENUES AND EXPENSES-ACTUAL & BUDGET**  
Period: 07/01/22 to 09/30/22

Description		Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
FOR THE THREE AND NINE MONTHS ENDED 09/30/22								
OTHER EXPENSES								
75000	Insurance	9,237.69	11,745.00	2,507.31	31,578.27	35,235.00	3,656.73	46,980.00
75500	Taxes	.00	15.00	15.00	.00	45.00	45.00	60.00
75600	Bureau/Division Fees	.00	21.00	21.00	.00	63.00	63.00	84.00
75900	Unit #16 repairs	.00	.00	.00	28,122.78	.00	(28,122.78)	.00
	OTHER EXPENSES	9,237.69	11,781.00	2,543.31	59,701.05	35,343.00	(24,358.05)	47,124.00
RESERVES								
85000	Reserves - Contingency	5,013.75	5,013.75	.00	15,041.25	15,041.25	.00	20,055.00
	RESERVES	5,013.75	5,013.75	.00	15,041.25	15,041.25	.00	20,055.00
	TOTAL OPERATING EXPENSES	28,331.79	36,000.00	7,668.21	124,896.20	108,000.00	(16,896.20)	144,000.00
	NET OPERATING INCOME/ (LOSS)	8,870.99	.00	8,870.99	38,042.76	.00	38,042.76	.00

(Unaudited - See Accountants' Compilation Report)

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 07/01/22

Ending account #: "Last"

Ending date: 09/30/22

\*\*\* 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	Truist Bank-Operating	98,194.06	36,774.34	18,522.67	18,251.67	116,445.73
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/01/22 AR0000 AR04 620.00 Owner Cash Receipts					
	07/05/22 AR0000 AR04 4,340.00 Owner Cash Receipts					
	07/07/22 AR0000 AR04 1,240.00 Owner Cash Receipts					
	07/07/22 AR0370 AR-370 1,240.00 Owner Cash Receipts					
	07/08/22 AP4279 2599 29.57 RICHARD C. COMMONS, P.A. postage 2nd qtr					
	07/08/22 AP4279 2600 150.00 SUN-N-SHADE LAWN CARE, INC july					
	07/11/22 AR0000 AR04 620.00 Owner Cash Receipts					
	07/13/22 AR0000 AR04 620.00 Owner Cash Receipts					
	07/15/22 AP4285 2601 187.00 ARROW ENVIRONMENTAL SERVI pest					
	07/15/22 AR0371 AR-371 620.00 Owner Cash Receipts					
	07/18/22 AP4284 CK999999 976.62 SPECTRUM july					
	07/22/22 AP4289 2602 118.49 DUKE ENERGY ser 0611-0713 electric					
	07/22/22 AP4289 2603 230.00 RICHARD C. COMMONS, P.A. July Accounting					
	07/22/22 RJ0006 RESTRANS 1,671.25 Reserve Transfer					
	07/25/22 AR0000 AR04 620.00 Owner Cash Receipts					
	07/26/22 AR0000 AR04 620.00 Owner Cash Receipts					
	07/28/22 AR0000 AR04 1,240.00 Owner Cash Receipts					
	07/31/22 CR0000 ADJUST .90 Jul Interest Income					
	08/01/22 AR0000 AR04 620.00 Owner Cash Receipts					
	08/02/22 AR0000 AR04 1,240.00 Owner Cash Receipts					
	08/02/22 AR0372 AR-372 620.00 Owner Cash Receipts					
	08/03/22 AR0000 AR04 2,480.00 Owner Cash Receipts					
	08/04/22 AR0000 AR04 620.00 Owner Cash Receipts					
	08/04/22 AR0000 AR07 620.00 Payment Adjustment					
	08/04/22 AR0000 AR07 12.00 Payment Adjustment					
	08/05/22 AP4298 2604 187.00 ARROW ENVIRONMENTAL SERVI pest					
	08/05/22 AP4298 2605 546.66 BELLEAIR POOL SERVICE & S pool main					
	08/05/22 AP4298 2606 64.00 FLORIDIAN PEST & TURF MGT Pest Control					
	08/05/22 AP4298 2607 14.97 HAMMOCK HARDWARE, INC. roundup					
	08/05/22 AP4298 2608 4,869.31 PINELLAS COUNTY UTILITIES ser 0524-0722 water					
	08/05/22 AP4298 2609 150.00 SUN-N-SHADE LAWN CARE, INC lawn care					
	08/08/22 AR0000 AR04 620.00 Owner Cash Receipts					
	08/09/22 AR0000 AR04 1,240.00 Owner Cash Receipts					
	08/09/22 AR0373 AR-373 620.00 Owner Cash Receipts					
	08/12/22 AP4304 2610 187.00 ARROW ENVIRONMENTAL SERVI Pest control Recurring					
	08/12/22 AP4304 2611 270.12 FIREMASTER Fire Extinguisher Service					
	08/12/22 AP4304 2612 840.00 PRO2CALL Drywood Termite Control					
	08/12/22 AP4304 2613 230.00 RICHARD C. COMMONS, P.A. Aug 2022 acct services					
	08/12/22 AR0000 AR04 620.00 Owner Cash Receipts					
	08/15/22 AR0374 AR-374 620.00 Owner Cash Receipts					
	08/18/22 AP4300 CK999999 976.62 SPECTRUM 08//01-08/31 Bulk Cable					

## 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
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	08/22/22	RJ0006	RESTRANS		1,671.25	Reserve Transfer	
	08/25/22	AR0000	AR04	620.00		Owner Cash Receipts	
	08/26/22	AP4309	2614		109.17	DUKE ENERGY	ser 7/14/22-8/11/22
	08/26/22	AP4309	2615		128.00	YARBROUGH ELECTRIC	outlet unit 13
	08/26/22	AR0000	AR04	1,240.00		Owner Cash Receipts	
	08/30/22	AP4312	2616		799.56	HOLIDAY VILLAS III	Cks deposit in Error
	08/30/22	AR0000	AR04	620.00		Owner Cash Receipts	
	08/30/22	AR4310	cks	799.56		cks for HVIII posting err	
	08/31/22	AR0000	AR04	620.00		Owner Cash Receipts	
	08/31/22	CR0000	ADJUST	.93		Interest Aug 2022	
	09/02/22	AP4318	2617		18.18	HAMMOCK HARDWARE, INC.	killer wd/grs cnc 40oz
	09/02/22	AP4318	2618		35.85	FRANCIS MCKEE	reimb lock cylinder rekey
	09/02/22	AR0000	AR04	620.00		Owner Cash Receipts	
	09/06/22	AR0000	AR04	2,480.00		Owner Cash Receipts	
	09/06/22	GJ0293	VOID	1,240.00		wrong bank account	
	09/07/22	AR0000	AR04	620.00		Owner Cash Receipts	
	09/08/22	AR0000	AR04	1,240.00		Owner Cash Receipts	
	09/09/22	AP4321	2619		275.00	BELLEAIR POOL SERVICE & S	pool maint
	09/09/22	AP4321	2620		150.00	SUN-N-SHADE LAWN CARE, INC	lawn care
	09/09/22	AR0000	AR04	620.00		Owner Cash Receipts	
	09/13/22	AR0376	AR-376	1,252.00		Owner Cash Receipts	
	09/13/22	AR0377	AR-377	620.00		Owner Cash Receipts	
	09/14/22	AR0000	AR04	620.00		Owner Cash Receipts	
	09/18/22	AP4320	CK99999		976.62	SPECTRUM	ser 9/1/22-9/30/22
	09/22/22	RJ0006	RESTRANS		1,671.25	Reserve Transfer	
	09/23/22	AP4327	2621		127.18	DUKE ENERGY	ser 8/12/22-9/13/22
	09/23/22	AP4327	2622		230.00	RICHARD C. COMMONS, P.A.	Sept 2022 Accounting
	09/23/22	AR0000	AR04	620.00		Owner Cash Receipts	
	09/26/22	AR0000	AR04	1,240.00		Owner Cash Receipts	
	09/28/22	AR0000	AR04	620.00		Owner Cash Receipts	
	09/30/22	CR0000	ADJUST	.95		Sep 2022 Interest	
10600	Truist Bank - Reserves		24,607.54	5,017.13	.00	5,017.13	29,624.67
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	07/22/22	RJ0006	RESTRANS	1,671.25		Reserve Transfer	
	07/31/22	CR0000	ADJUST	1.07		Jul Interest 2022	
	08/22/22	RJ0006	RESTRANS	1,671.25		Reserve Transfer	
	08/31/22	CR0000	ADJUST	1.14		Interest 08/22	
	09/22/22	RJ0006	RESTRANS	1,671.25		Reserve Transfer	
	09/30/22	CR0000	ADJUST	1.17		Sep 2022 Interest	
10700	Truist Bank- Insurance		.00	1,240.00	1,240.00	.00	.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	09/06/22	AR0375	AR-375	1,240.00		Owner Cash Receipts	
	09/06/22	GJ0293	VOID		1,240.00	wrong bank account	

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
10800	Truist Reserve CD#5531	.00	.00	.00	.00	.00
10850	Truist Reserve CD#1076	.00	.00	.00	.00	.00
11100	Accounts Receivable	.00	37,832.00	37,832.00	.00	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
07/01/22	AR0000	AR04		80.00	Owner Cash Receipts	
07/01/22	AR4274	AR01	12,400.00		Apply Assmt/Opt Charges	
07/01/22	AR4275	AR08		4,114.21	Prepaid Application	
07/05/22	AR0000	AR04		4,315.00	Owner Cash Receipts	
07/07/22	AR0000	AR04		1,240.00	Owner Cash Receipts	
07/07/22	AR0370	AR-370		1,240.00	Owner Cash Receipts	
07/11/22	AR0000	AR04		170.79	Owner Cash Receipts	
07/13/22	AR0000	AR04		620.00	Owner Cash Receipts	
07/15/22	AR0371	AR-371		620.00	Owner Cash Receipts	
08/01/22	AR0000	AR04		80.00	Owner Cash Receipts	
08/01/22	AR4293	AR01	12,400.00		Apply Assmt/Opt Charges	
08/01/22	AR4294	AR08		4,114.21	Prepaid Application	
08/02/22	AR0000	AR04		1,240.00	Owner Cash Receipts	
08/02/22	AR0372	AR-372		620.00	Owner Cash Receipts	
08/03/22	AR0000	AR04		2,455.00	Owner Cash Receipts	
08/04/22	AR0000	AR04		620.00	Owner Cash Receipts	
08/04/22	AR0000	AR07	12.00		Payment Adjustment	
08/04/22	AR0000	AR07	620.00		Payment Adjustment	
08/08/22	AR0000	AR04		620.00	Owner Cash Receipts	
08/09/22	AR0000	AR04		790.79	Owner Cash Receipts	
08/09/22	AR0373	AR-373		620.00	Owner Cash Receipts	
08/12/22	AR0000	AR04		620.00	Owner Cash Receipts	
08/15/22	AR0374	AR-374		620.00	Owner Cash Receipts	
09/01/22	AR4315	AR01	12,400.00		Apply Assmt/Opt Charges	
09/01/22	AR4316	AR08		4,194.21	Prepaid Application	
09/02/22	AR0000	AR04		620.00	Owner Cash Receipts	
09/06/22	AR0000	AR04		2,455.00	Owner Cash Receipts	
09/06/22	AR0375	AR-375		1,240.00	Owner Cash Receipts	
09/07/22	AR0000	AR04		620.00	Owner Cash Receipts	
09/08/22	AR0000	AR04		1,240.00	Owner Cash Receipts	
09/09/22	AR0000	AR04		170.79	Owner Cash Receipts	
09/13/22	AR0376	AR-376		1,252.00	Owner Cash Receipts	
09/13/22	AR0377	AR-377		620.00	Owner Cash Receipts	
09/14/22	AR0000	AR04		620.00	Owner Cash Receipts	
11120	Accounts Receivable-Spec Asmnt		.00	.00	.00	.00
11200	Prepaid Expenses		17,491.83	.00	9,237.69	9,237.69CR 8,254.14
DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/30/22	RJ0002	INSEXP		9,237.69	Insurance Allocation Exp	



## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
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			3,677.87CR	14,859.93	16,862.92	2,002.99CR	5,680.86CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/01/22	AP4270	VH1935		1,235.00	SUN-N-SHADE LAWNCARE, INC	trim palms	
	07/01/22	GJ0290	PCUACC	3,677.87		PCU Accrual		
	07/01/22	GJ0292	ADJUST	1,235.00		adjust		
	07/08/22	AP4278	VH1938		29.57	RICHARD C. COMMONS, P.A.	postage 2nd qtr	
	07/08/22	AP4278	VH1939		150.00	SUN-N-SHADE LAWNCARE, INC	july	
	07/08/22	AP4279	2599	29.57		RICHARD C. COMMONS, P.A.	postage 2nd qtr	
	07/08/22	AP4279	2600	150.00		SUN-N-SHADE LAWNCARE, INC	july	
	07/15/22	AP4284	VH1941		187.00	ARROW ENVIRONMENTAL SERVI	pest	
	07/15/22	AP4285	2601	187.00		ARROW ENVIRONMENTAL SERVI	pest	
	07/22/22	AP4288	VH1942		118.49	DUKE ENERGY	ser 0611-0713 electric	
	07/22/22	AP4288	VH1943		230.00	RICHARD C. COMMONS, P.A.	July Accounting	
	07/22/22	AP4289	2602	118.49		DUKE ENERGY	ser 0611-0713 electric	
	07/22/22	AP4289	2603	230.00		RICHARD C. COMMONS, P.A.	July Accounting	
	08/03/22	AP4297	VH1953		275.00	BELLEAIR POOL SERVICE & S	pool main	
	08/05/22	AP4297	VH1948		61.00	ARROW ENVIRONMENTAL SERVI	pest	
	08/05/22	AP4297	VH1949		126.00	ARROW ENVIRONMENTAL SERVI	pest IO	
	08/05/22	AP4297	VH1950		14.97	HAMMOCK HARDWARE, INC.	roundup	
	08/05/22	AP4297	VH1951		4,869.31	PINELLAS COUNTY UTILITIES	ser 0524-0722 water	
	08/05/22	AP4297	VH1952		150.00	SUN-N-SHADE LAWNCARE, INC	lawn care	
	08/05/22	AP4297	VH1954		271.66	BELLEAIR POOL SERVICE & S	pool sign & service	
	08/05/22	AP4297	VH1955		64.00	FLORIDIAN PEST & TURF MGT	Pest Control	
	08/05/22	AP4298	2604	187.00		ARROW ENVIRONMENTAL SERVI	pest	
	08/05/22	AP4298	2605	546.66		BELLEAIR POOL SERVICE & S	pool main	
	08/05/22	AP4298	2606	64.00		FLORIDIAN PEST & TURF MGT	Pest Control	
	08/05/22	AP4298	2607	14.97		HAMMOCK HARDWARE, INC.	roundup	
	08/05/22	AP4298	2608	4,869.31		PINELLAS COUNTY UTILITIES	ser 0524-0722 water	
	08/05/22	AP4298	2609	150.00		SUN-N-SHADE LAWNCARE, INC	lawn care	
	08/12/22	AP4300	VH1956		270.12	FIREMASTER	Fire Extinguisher Service	
	08/12/22	AP4300	VH1957		840.00	PRO2CALL	Drywood Termite Control	
	08/12/22	AP4303	VH1959		187.00	ARROW ENVIRONMENTAL SERVI	Pest control Recurring	
	08/12/22	AP4303	VH1960		230.00	RICHARD C. COMMONS, P.A.	Aug 2022 acct services	
	08/12/22	AP4304	2610	187.00		ARROW ENVIRONMENTAL SERVI	Pest control Recurring	
	08/12/22	AP4304	2611	270.12		FIREMASTER	Fire Extinguisher Service	
	08/12/22	AP4304	2612	840.00		PRO2CALL	Drywood Termite Control	
	08/12/22	AP4304	2613	230.00		RICHARD C. COMMONS, P.A.	Aug 2022 acct services	
	08/26/22	AP4308	VH1961		109.17	DUKE ENERGY	ser 7/14/22-8/11/22	
	08/26/22	AP4308	VH1962		128.00	YARBROUGH ELECTRIC	outlet unit 13	
	08/26/22	AP4309	2614	109.17		DUKE ENERGY	ser 7/14/22-8/11/22	
	08/26/22	AP4309	2615	128.00		YARBROUGH ELECTRIC	outlet unit 13	

## 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					
	08/30/22 AP4311 VH1964 799.56 799.56 HOLIDAY VILLAS III Cks deposit in Error					
	08/30/22 AP4312 2616 799.56 HOLIDAY VILLAS III Cks deposit in Error					
	09/02/22 AP4311 VH1963 18.18 HAMMOCK HARDWARE, INC. killer wd/grs cnc 40oz					
	09/02/22 AP4317 VH1965 35.85 FRANCIS MCKEE reimb lock cylinder rekey					
	09/02/22 AP4318 2617 18.18 HAMMOCK HARDWARE, INC. killer wd/grs cnc 40oz					
	09/02/22 AP4318 2618 35.85 FRANCIS MCKEE reimb lock cylinder rekey					
	09/09/22 AP4320 VH1966 150.00 SUN-N-SHADE LAWN CARE, INC lawn care					
	09/09/22 AP4320 VH1967 275.00 BELLEAIR POOL SERVICE & S pool maint					
	09/09/22 AP4321 2619 275.00 BELLEAIR POOL SERVICE & S pool maint					
	09/09/22 AP4321 2620 150.00 SUN-N-SHADE LAWN CARE, INC lawn care					
	09/23/22 AP4326 VH1970 127.18 DUKE ENERGY ser 8/12/22-9/13/22					
	09/23/22 AP4326 VH1971 230.00 RICHARD C. COMMONS, P.A. Sept 2022 Accounting					
	09/23/22 AP4327 2621 127.18 DUKE ENERGY ser 8/12/22-9/13/22					
	09/23/22 AP4327 2622 230.00 RICHARD C. COMMONS, P.A. Sept 2022 Accounting					
	09/30/22 GJ0294 PCUACC 5,680.86 PCU Accrual					
20400	Advanced Maintenance Fees	9,354.21CR	12,422.63	10,562.63	1,860.00	7,494.21CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/01/22 AR0000 AR04 540.00 Owner Cash Receipts					
	07/01/22 AR4275 AR08 4,114.21 Prepaid Application					
	07/05/22 AR0000 AR04 25.00 Owner Cash Receipts					
	07/11/22 AR0000 AR04 449.21 Owner Cash Receipts					
	07/25/22 AR0000 AR04 620.00 Owner Cash Receipts					
	07/26/22 AR0000 AR04 620.00 Owner Cash Receipts					
	07/28/22 AR0000 AR04 1,240.00 Owner Cash Receipts					
	08/01/22 AR0000 AR04 540.00 Owner Cash Receipts					
	08/01/22 AR4294 AR08 4,114.21 Prepaid Application					
	08/03/22 AR0000 AR04 25.00 Owner Cash Receipts					
	08/09/22 AR0000 AR04 449.21 Owner Cash Receipts					
	08/25/22 AR0000 AR04 620.00 Owner Cash Receipts					
	08/26/22 AR0000 AR04 1,240.00 Owner Cash Receipts					
	08/30/22 AR0000 AR04 620.00 Owner Cash Receipts					
	08/31/22 AR0000 AR04 620.00 Owner Cash Receipts					
	09/01/22 AR4316 AR08 4,194.21 Prepaid Application					
	09/06/22 AR0000 AR04 25.00 Owner Cash Receipts					
	09/09/22 AR0000 AR04 449.21 Owner Cash Receipts					
	09/23/22 AR0000 AR04 620.00 Owner Cash Receipts					
	09/26/22 AR0000 AR04 1,240.00 Owner Cash Receipts					
	09/28/22 AR0000 AR04 620.00 Owner Cash Receipts					
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

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
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
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

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
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
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	10,027.50CR	.00	5,013.75	5,013.75CR	15,041.25CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/22/22 RJ0006 RESTRANS		1,671.25	Reserve Transfer		
	08/22/22 RJ0006 RESTRANS		1,671.25	Reserve Transfer		
	09/22/22 RJ0006 RESTRANS		1,671.25	Reserve Transfer		
35020	Add: Interest Income	4.78CR	.00	3.38	3.38CR	8.16CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/31/22 CR0000 ADJUST		1.07	Jul Interest 2022		
	08/31/22 CR0000 ADJUST		1.14	Interest 08/22		
	09/30/22 CR0000 ADJUST		1.17	Sep 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	74,400.00CR	.00	37,200.00	37,200.00CR	111,600.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/01/22 AR4274 AR01		12,400.00	Apply Assmt/Opt Charges		
	08/01/22 AR4293 AR01		12,400.00	Apply Assmt/Opt Charges		
	09/01/22 AR4315 AR01		12,400.00	Apply Assmt/Opt Charges		

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
40400	Late Fees			.00	.00	.00	.00	.00
40500	Interest Income			3.91CR	.00	2.78	2.78CR	6.69CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/31/22	CR0000	ADJUST		.90	Jul Interest Income		
	08/31/22	CR0000	ADJUST		.93	Interest Aug 2022		
	09/30/22	CR0000	ADJUST		.95	Sep 2022 Interest		
40600	Insurance Proceeds			12,441.72CR	.00	.00	.00	12,441.72CR
41000	Miscellaneous Income			38,803.83CR	.00	.00	.00	38,803.83CR
45000	Transfer from Ins Reserves			86.72CR	.00	.00	.00	86.72CR
70100	Office Supplies			169.30	29.57	.00	29.57	198.87
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/08/22	AP4278	VH1938	29.57		RICHARD C. COMMONS, P.A.	postage 2nd qtr	
70200	Cable TV			5,813.06	2,929.86	.00	2,929.86	8,742.92
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/18/22	AP4284	CK99999	976.62		SPECTRUM	july	
	08/18/22	AP4300	CK99999	976.62		SPECTRUM	08//01-08/31 Bulk Cable	
	09/18/22	AP4320	CK99999	976.62		SPECTRUM	ser 9/1/22-9/30/22	
70350	Accounting/Tax Prep			1,881.30	690.00	.00	690.00	2,571.30
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/22/22	AP4288	VH1943	230.00		RICHARD C. COMMONS, P.A.	July Accounting	
	08/12/22	AP4303	VH1960	230.00		RICHARD C. COMMONS, P.A.	Aug 2022 acct services	
	09/23/22	AP4326	VH1971	230.00		RICHARD C. COMMONS, P.A.	Sept 2022 Accounting	
70400	Licenses/Permits/Fees			236.25	.00	.00	.00	236.25
72200	Electricity			2,473.96	354.84	.00	354.84	2,828.80
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/22/22	AP4288	VH1942	118.49		DUKE ENERGY	ser 0611-0713 electric	
	08/26/22	AP4308	VH1961	109.17		DUKE ENERGY	ser 7/14/22-8/11/22	
	09/23/22	AP4326	VH1970	127.18		DUKE ENERGY	ser 8/12/22-9/13/22	
72300	Water/Sewer/Trash			12,824.94	10,550.17	3,677.87	6,872.30	19,697.24
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/01/22	GJ0290	PCUACC		3,677.87	PCU Accrual		
	08/05/22	AP4297	VH1951	4,869.31		PINELLAS COUNTY UTILITIES	ser 0524-0722 water	
	09/30/22	GJ0294	PCUACC	5,680.86		PCU Accrual		

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
72700	Fire Alarm & Equipment	.00	270.12	.00	270.12	270.12
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	08/12/22 AP4300 VH1956 270.12 FIREMASTER Fire Extinguisher Service					
73100	General Building	759.14	197.00	.00	197.00	956.14
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	08/05/22 AP4297 VH1950 14.97 HAMMOCK HARDWARE, INC. roundup					
	08/26/22 AP4308 VH1962 128.00 YARBROUGH ELECTRIC outlet unit 13					
	09/02/22 AP4311 VH1963 18.18 HAMMOCK HARDWARE, INC. killer wd/grs cnc 40oz					
	09/02/22 AP4317 VH1965 35.85 FRANCIS MCKEE reimb lock cylinder rekey					
73140	Misc Repairs/Supplies	.00	.00	.00	.00	.00
73350	Pool Repairs & Services	5,595.60	821.66	.00	821.66	6,417.26
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	08/03/22 AP4297 VH1953 275.00 BELLEAIR POOL SERVICE & S pool main					
	08/05/22 AP4297 VH1954 271.66 BELLEAIR POOL SERVICE & S pool sign & service					
	09/09/22 AP4320 VH1967 275.00 BELLEAIR POOL SERVICE & S pool maint					
73400	Landscape Contract & Supplies	3,985.00	1,685.00	1,235.00	450.00	4,435.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/01/22 AP4270 VH1935 1,235.00 SUN-N-SHADE LAWN CARE, INC trim palms					
	07/01/22 GJ0292 ADJUST 1,235.00 adjust					
	07/08/22 AP4278 VH1939 150.00 SUN-N-SHADE LAWN CARE, INC july					
	08/05/22 AP4297 VH1952 150.00 SUN-N-SHADE LAWN CARE, INC lawn care					
	09/09/22 AP4320 VH1966 150.00 SUN-N-SHADE LAWN CARE, INC lawn care					
73500	Pest Control	2,335.00	1,465.00	.00	1,465.00	3,800.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/15/22 AP4284 VH1941 187.00 ARROW ENVIRONMENTAL SERVI pest					
	08/05/22 AP4297 VH1948 61.00 ARROW ENVIRONMENTAL SERVI pest					
	08/05/22 AP4297 VH1949 126.00 ARROW ENVIRONMENTAL SERVI pest IO					
	08/05/22 AP4297 VH1955 64.00 FLORIDIAN PEST & TURF MGT Pest Control					
	08/12/22 AP4300 VH1957 840.00 PRO2CALL Drywood Termite Control					
	08/12/22 AP4303 VH1959 126.00 ARROW ENVIRONMENTAL SERVI Pest control Recurring					
	08/12/22 AP4303 VH1959 61.00 ARROW ENVIRONMENTAL SERVI Pest control Recurring					
75000	Insurance	22,340.58	9,237.69	.00	9,237.69	31,578.27
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/22 RJ0002 INSEXP 9,237.69 Insurance Allocation Exp					
75900	Unit #16 repairs	28,122.78	.00	.00	.00	28,122.78

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
85000	Reserves - Contingency	10,027.50	5,013.75	.00	5,013.75	15,041.25
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/22/22 RJ0006 RESTRANS 1,671.25 Reserve Transfer					
	08/22/22 RJ0006 RESTRANS 1,671.25 Reserve Transfer					
	09/22/22 RJ0006 RESTRANS 1,671.25 Reserve Transfer					
99998	Suspense	.00	799.56	799.56	.00	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	08/30/22 AP4311 VH1964 799.56 HOLIDAY VILLAS III Cks deposit in Error					
	08/30/22 AR4310 cks 799.56 cks for HVIII posting err					
Grand totals:		.00	142,190.25	142,190.25	.00	.00

-- End of report --