

TAXES, BOOKKEEPING, AND FINANCIAL STRATEGIES

901 N Hercules Ave. Suite A | Clearwater, FL 33765 | 727.461.9770 | rcc@rccaccounting.com 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 December 31, 2022, and the related statement of income and retained earnings for the three and twelve 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, CPA

Clearwater, Florida January 10, 2023

Part of BJM Group, a network of accounting firms



GULFSIDE VILLAS, INC BALANCE SHEET As of 12/31/22

	ASSETS		
CURRENT ASSETS Truist Bank-Operating	\$ 96,591.88		
Prepaid Expenses	35,501.97		
Total Current Assets	\$	132,093.85	
RESERVES			
Truist Bank - Reserves	\$ 34,642.43		
Total Reserves	 \$	34,642.43	
OTHER ASSETS			
Utility Deposits	\$ 80.00		
Total Other Assets	 \$	80.00	
TOTAL ASSETS		\$ ==	166,816.28

LIABILITIES AND OWNERS' EQUITY

CURRENT LIABILITIES Accounts Payable Advanced Maintenance Fees	\$ 2,363.80 5,014.21	
Total Current Liabilities	 \$	7,378.01
RESERVES		
Reserves - Contingency	\$ 34,642.43	
Total Reserves	 \$	34,642.43
OWNERS' EQUITY		
Owners' Equity	\$ 73,562.04	
Current Year Net Income/(Loss)	51,233.80	
Total Owners' Equity	 \$ -	124,795.84

TOTAL LIABILITIES AND OWNERS' EQUITY

\$ 166,816.28

GULFSIDE VILLAS, INC SUBSIDIARY SCHEDULE

Period: 10/01/22 to 12/31/22

Descr	ption	Current Actual	Year-To-Date Actual
	A	s of 12/31/22	
RESERVES - CONTINGENCE 35001 Balance - Be 35010 Add: Transfe 35020 Add: Interes	eginning of Year ers From Budget	.00 5,013.75 4.01	14,575.26 20,055.00 12.17
TOTAL		5,017.76	34,642.43

GULFSIDE VILLAS, INC STATEMENT OF REVENUES AND EXPENSES-ACTUAL & BUDGET

Period: 10/01/22 to 12/31/22

	Description		Current Period				Voorh	
	<u> </u>	Actual	Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budge
		FOR THE THREE	E AND TWELVE MON	THS ENDED 12/3	1/22) Daage
NCOME								
10100	Assessment - Regular	37,200.00	36,000.00	1 000 00				
40400	Late Fees	50.00	.00	1,200.00	148,800.00	144,000.00	4,800.00	144,000.0
10500	Interest Income	2.84	.00	50.00	50.00	.00	50.00	.0
0600	Insurance Proceeds	18,592.43	.00	2.84	9.53	.00	9.53	.0
5000	Transfer from Ins Reserves	.00	.00	18,592.43	69,837.98	.00	69,837.98	.0
	_		.00	.00	86.72	.00	86.72	.0
	Subtotal Income	55,845.27	36,000.00	19,845.27	218,784.23	144,000.00	74,784.23	144,000.00
PERATI	NG EXPENSES							
ENERAL	& ADMINISTRATIVE							
0100	Office Supplies	(10.00)	120.00	130.00	188.87	480.00	*** **	
0200	Cable TV	2,929.72	2,853.00	(76.72)	11,672.64		291.13	480.0
350	Accounting/Tax Prep	1,090.00	1,035.00	(55.00)	3,661.30	11,412.00	(260.64)	11,412.00
0400	Licenses/Permits/Fees	1,511.39	72.00	(1,439.39)	1,747.64	4,140.00 288.00	478.70	4,140.0
0500	Legal	.00	600.00	600.00	.00		(1,459.64)	288.00
	_				.00	2,400.00	2,400.00	2,400.00
	GENERAL & ADMINISTRATIVE	5,521.11	4,680.00	(841.11)	17,270.45	18,720.00	1,449.55	18,720.00
ERATI	IG EXPENSES							
200	Electricity	1,087.35	966.00	(121.35)	2 01 6 1 5			
300	Water/Sewer/Trash	4,326.95	6,876.00	•	3,916.15	3,864.00	(52.15)	3,864.00
700	Fire Alarm & Equipment	.00	105.00	2,549.05	24,024.19	27,504.00	3,479.81	27,504.00
		.00	105.00	105.00	270.12	420.00	149.88	420.00
	OPERATING EXPENSES	5,414.30	7,947.00	2,532.70	28,210.46	31,788.00	3,577.54	31,788.00
PAIRS	& MAINTENANCE							
100	General Building	8,436.39	2 700 00	/F 705 001				
350	Pool Repairs & Services	1,021.60	2,700.00	(5,736.39)	9,392.53	10,800.00	1,407.47	10,800.00
400	Landscape Contract & Supplies	300.00	1,500.00	478.40	7,438.86	6,000.00	(1,438.86)	6,000.00
500	Pest Control	3,110.00	735.00	435.00	4,735.00	2,940.00	(1,795.00)	2,940.00
		3,110.00	1,643.25	(1,466.75)	6,910.00	6,573.00	(337.00)	6,573.00
	REPAIRS & MAINTENANCE	12,867.99	6,578.25	(6,289.74)	28,476.39	26,313.00	(2,163.39)	26,313.00

GULFSIDE VILLAS, INCSTATEMENT OF REVENUES AND EXPENSES-ACTUAL & BUDGET

Period: 10/01/22 to 12/31/22

Description	ļ	Current Period			Year-To-Date		
•	Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budge
	FOR THE THR	EE AND TWELVE MO	NTHS ENDED 12/3	1/22			Daage
OTHER EXPENSES							
5000 Insurance	13,757.08	11,745.00	(2,012.08)	45,335.35	46 000 00		
5500 Taxes	.00	15.00	15.00	.00	46,980.00 60.00	1,644.65	46,980.00
6600 Bureau/Division Fees	80.00	21.00	(59.00)	80.00	84.00	60.00 4.00	60.00
5900 Unit #16 repairs	.00	.00	.00	28,122.78	.00	(28,122.78)	84.00
OTHER EXPENSES	13,837.08	11,781.00	(2,056.08)	73,538.13	47,124.00	(26,414.13)	
						(20,414.13)	47,124.00
ESERVES							
5000 Reserves - Contingen	cy 5,013.75	5,013.75	.00	20,055.00	20,055.00	.00	20,055.00
RESERVES	5,013.75	5,013.75	.00	20,055.00	20,055.00	.00	20,055.00
							
TOTAL OPERATING EXPE	NSES 42,654.23	36,000.00	(6,654.23)	167,550.43	144,000.00	(23,550.43)	144,000.00
NET OPERATING INCOME,	/(LOSS) 13,191.04	.00	13,191.04	51,233.80	.00	51,233.80	.00

Starting account #: "First" Ending account #: "Last"

Starting date: 10/01/22 Ending date: 12/31/22

					Hab C	
***	Not	а	stand	dard	period	***

Acct-# 	Descri	ption 		Begin-balance	Total-	DR 	Total-CR	Net-chan	ge 	End-balance
.0300	Old Opera	ting Accou	int	.00		. 00	.00		 00	00
.0400	Old Reser	ve Account						•	00	.00
.0100	ord veset	ve Account		.00		.00	.00		00	.00
0500	Truist Ba	nk-Operati	ng	116,455.73	57,369	68	77,233.53	19,863.	35CR	96,591.88
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DES	CRIPTION		Δ/D	REFERENCE
	10/03/22	AR0000	AR04	4,340.00		Own	er Cash Recei	ots	++/ -	KEISKENCE
	10/04/22	AR0000	AR04	620.00			er Cash Receip			
	10/05/22	AR0378	AR-378	1,240.00			er Cash Receip			
	10/06/22	AR0000	AR04	1,240.00			er Cash Receip			
	10/07/22	AP4334	СК99999		3,925.59		er cash kecer ELLAS COUNTY (4,,,,,,	MEAC1 7/00 6/
	10/07/22	AP4335	2623		187.00		DW ENVIRONMENT			245961-7/23-9/21
	10/07/22	AP4335	2624		275.00					Pest Recurring
	10/07/22	AP4335	2625		24.60		LEAIR POOL SEF			ly Pool Maint
	10/07/22	AP4335	2626		150.00		MOCK HARDWARE,			10 HD GR Hose
	10/07/22	AP4339	2627		3,925.59		-N-SHADE LAWNO			Landscape
	10/07/22	AP4351	СК99999	3,925.59	3,323.39		ELLAS COUNTY U			5961 7/23-9/21
	10/11/22	AR0000	AR04	620.00			ELLAS COUNTY U		Dupl	icate entry
	10/13/22	AR0000	ARO4	620.00			er Cash Receip			
	10/14/22	AP4340	CK99999	020.00	076 60		er Cash Receip	ts		
	10/14/22	AP4341	2628		976.62		TRUM			ice 10/1-10/1
	10/14/22	AP4341	2629		64.00		RIDIAN PEST &	TURF MGT	-	Lawn Care
	10/17/22	AR0379	AR-379	620 00	256.79		AEL RYDELL		Reim	b JetBlower
	10/21/22	AP4345	2630	620.00	107 40		r Cash Receip			
	10/21/22	AP4345	2631		187.00		W ENVIRONMENT	AL SERVI	Pest	Control
	10/21/22	RJ0006			164.27		ENERGY		0914	-1012 Electric
	10/22/22		RESTRANS	606	1,671.25		rve Transfer			
	10/24/22	AR0000	ARO4	620.00		Owne	r Cash Receip	ts		
	10/25/22	AR0000	AR04	620.00			r Cash Receip			
		AR0000	AR04	620.00			r Cash Receip			
	10/28/22	AP4349	2632		230.00		ARD C. COMMON		Accor	unting October
	10/28/22	AR0000	AR04	620.00			r Cash Receip			
	10/31/22	AR0000	AR04	620.00		Owne	r Cash Receip	ts		
	10/31/22	CR0000	ADJUST	1.04		Inte	rest October			
	11/02/22	AR0000	AR04	620.00		Owne	r Cash Receip	ts		
	11/03/22	AR0000	AR04	3,100.00			r Cash Receipt			
	11/03/22	AR0380	AR-380	1,240.00		Owne	r Cash Receipt	ts		
	11/04/22	AR0000	AR04	620.00		Owne	r Cash Receipt	ts		
	11/08/22	AR0000	AR04	620.00		Owne	r Cash Receipt	ts		
	11/09/22	AR0000	AR04	1,240.00			r Cash Receipt			
	11/11/22	AP4360	2633		275.00		EAIR POOL SERV		Pool	maint
	11/11/22	AP4360	2634		8,155.00		NS ENGINEERING			trusses
	11/11/22	AP4360	2635		1,316.00		AS R. MILLER	·= /		permits
	11/11/22	AP4360	2636		150.00		N-SHADE LAWNCA	ARE, INC	_	service
	11/11/22	AP4363	2637		195.39		VIC COTRANO			review zoning clear
	11/15/22	AR0000	AR04	620.00			Cash Receipt		- *and	. review zoning clear
	11/16/22	AR4366	102042	2,636.43			line Ins clai			
	11/18/22	AP4359	СК99999				+419 CTG1	.455		

	Descri	ption		Begin-balance	Total-DF	R Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DD AMOUNT	GD 31			
	11/18/22	AP4365	2638	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		P REFERENCE
	11/18/22	AP4365	2639		41,004.91	ACENTRIA INSURANCE		op,gl,do,wc 112422-23
	11/18/22	AR4368	102063	15 050 00	230.00	RICHARD C. COMMONS	, P.A. A	counting Nov
	11/22/22	AP4374	2640	15,956.00	0.00 44	Frontline loss		
	11/22/22	AP4374	2641		368.61	DUKE ENERGY		013-1110 Electric
	11/22/22	RJ0006	RESTRANS		64.00	FLORIDIAN PEST & T	URF MGT Pe	est Control
	11/25/22	AR0000	AR04	1 240 00	1,671.25	Reserve Transfer		
	11/28/22	AR0000	AR04	1,240.00		Owner Cash Receipt		
	11/30/22	AR0000	ARO4	620.00 620.00		Owner Cash Receipt		
	11/30/22	CR0000	ADJUST	.97		Owner Cash Receipt	S	
	12/01/22	AR0000	AR04	620.00		Interest November		
	12/02/22	AP4377	2642	020.00	2 757 62	Owner Cash Receipt		
	12/02/22	AR0000	AR04	620.00	3,757.83	PINELLAS COUNTY UT		22-1122 Water
	12/05/22	AR0000	ARO4	3,720.00		Owner Cash Receipt		
	12/05/22	AR0381	AR-381	1,240.00		Owner Cash Receipt		
	12/08/22	AR0000	AR04	1,240.00		Owner Cash Receipt		
	12/08/22	AR0382	AR-382	645.00		Owner Cash Receipt		
	12/09/22	AP4386	2643	043.00	187.00	Owner Cash Receipt:		
	12/09/22	AP4386	2644		275.00	ARROW ENVIRONMENTAL		
	12/09/22	AR0000	ARO4	620.00	275.00	BELLEAIR POOL SERV		ol maint
	12/14/22	AR0000	AR04	620.00		Owner Cash Receipts		
	12/16/22	AP4393	2645	020.00	196.60	Owner Cash Receipts		
	12/16/22	AP4393	2646		80.00	BELLEAIR POOL SERVI		k Pak Valve
	12/16/22	AP4393	2647		2,421.00	DEPT OF BUSINESS AN PRO2CALL	·	nual fee
	12/20/22	AP4422	СК99999		976.48	SPECTRUM		rwood 15
	12/22/22	RJ0006	RESTRANS			Reserve Transfer	Bu.	lk Cable
	12/23/22	AP4400	2648			DUKE ENERGY	111	11 1010 -1
	12/23/22	AP4400	2649			RICHARD C. COMMONS,		11-1212 Electric
	12/23/22	AP4400	2650			RICHARD C. COMMONS,		Budget prep
	12/27/22	AR0000	AR04	1,240.00		Owner Cash Receipts		Accounting
	12/30/22	AR0000	AR04	620.00		Owner Cash Receipts		
	12/30/22	AR0383	AR-383	645.00		Owner Cash Receipts		
	12/31/22	AP4418	CK99999			PINELLAS COUNTY UTI		d Never Cleared
	12/31/22	AP4421	CK99999	78.82		PINELLAS COUNTY UTI		ment Never Cleared
	12/31/22	CR0000	ADJUST	.83		Dec 2022 Interest		ment novel creared
)	Truist Banl	k - Reserv	es	29,624.67	5,017.76	.00	5,017.76	34,642.43
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT 1	DESCRIPTION	A/p	REFERENCE
	10/22/22	RJ0006	RESTRANS	1,671.25		Reserve Transfer	/	
	10/31/22	CR0000	ADJUST	1.28		Interest October		
	11/22/22	RJ0006	RESTRANS	1,671.25		Reserve Transfer		
	11/30/22	CR0000	ADJUST	1.31		Interest November		
	12/22/22	RJ0006	RESTRANS	1,671.25		Reserve Transfer		
	12/31/22	CR0000	ADJUST	1.42		Dec 2022 Interest		
)	Truist Bank	c- Insuran	~e	.00	.00	.00		

Acct-#	Descri	-		Begin-balance	Total-:	DR 	Total-CR	Net-change	End-balance
10800	Truist Re	eserve CD#		.00		.00	.00		
10850	Truict D	Reserve CD	#1076			.00	.00	.00	.00
	iluist F	reserve CD	#10/6	.00		.00	.00	.00	.00
11100	Accounts	Receivabl	е	.00	38,540	.00	38,540.00	.00	.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESC	RIPTION	Δ	/P REFERENCE
	10/01/22	AR4330	AR01	12,400.00		Appl	y Assmt/Opt		/ 1 TOT DIVERGE
	10/01/22	AR4331	AR08		4,114.21		aid Applica	•	
	10/03/22	AR0000	AR04		3,775.00		r Cash Rece:		
	10/04/22	AR0000	AR04		620.00		r Cash Rece		
	10/05/22	AR0378	AR-378		1,240.00		r Cash Recei	_	
	10/06/22	AR0000	AR04		1,240.00		r Cash Recei	-	
	10/11/22	AR0000	AR04		170.79		r Cash Recei		
	10/13/22	AR0000	ARO4		620.00		r Cash Recei		
	10/17/22	AR0379	AR-379		620.00		Cash Recei		
	11/01/22	AR4355	AR01	12,400.00	220.00		/ Assmt/Opt	-	
	11/01/22	AR4356	AR08	,	4,194.21		Assmt/Opt aid Applicat	-	
	11/02/22	AR0000	AR04		620.00	_	: Cash Recei		
	11/03/22	AR0000	AR04		3,075.00			=	
	11/03/22	AR0380	AR-380		1,240.00		Cash Recei	•	
	11/04/22	AR0000	ARO4		620.00		Cash Recei		
	11/08/22	AR0000	AR04		620.00		Cash Recei	=	
	11/09/22	AR0000	AR04		790.79		Cash Recei	•	
	11/15/22	AR0000	AR04				Cash Recei		
	11/18/22	AR4370	AR02	25.00	620.00		Cash Recei	pts	
	12/01/22	AR0000	ARO4	25.00	00.00		Late Fees		
	12/01/22	AR4381	AR01	12,400.00	80.00		Cash Recei	-	
	12/01/22	AR4382	ARO8	12,400.00	4 114 01		Assmt/Opt	-	
	12/02/22	AR0000	ARO4		4,114.21		id Applicat		
	12/05/22	AR0000	AR04		620.00		Cash Recei	•	
	12/05/22	AR0381	AR-381		3,695.00		Cash Recei	-	
	12/08/22	AR0000	AR-381 AR04		1,240.00		Cash Recei	-	
	12/08/22	AR0382	AR-382		1,240.00		Cash Recei		
	12/09/22	AR0000	AR-362 AR04		645.00		Cash Recei		
	12/14/22	AR0000	AR04		170.79		Cash Recei	•	
	12/19/22	AR4396	AR04 AR02	25 00	620.00		Cash Recei	pts	
	12/27/22	AR0000	AR02 AR04	25.00	1 040 00		Late Fees		
	12/30/22	AR0000	AR04 AR04		1,240.00		Cash Receip	•	
	12/30/22	AR0383	AR-383		50.00		Cash Receip		
	12/31/22	GJ0295		1 000 00	645.00		Cash Receip	pts	
	; 31/22	G0 ((23)	ADJARPP	1,290.00		Adjus	t AR/Prepay		
1120	Accounts Re	eceivable-	-Spec Asmnt	.00	.0	00	.00	.00	.00
1200	Prepaid Exp	penses		8,254.14	41,004.9)1 :	13,757.08	27,247.83	35,501.97
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRI	IPTION	ז/ מ	? REFERENCE
	11/18/22	AP4364	VH1999	41,004.91			RIA INSURANC		pp,gl,do,wc 112422-23
	12/31/22	RJ0002	INSEXP		13,757.08		ince Allocat		-5.31,00,WC 112422-23

Acct-#		iption		Begin-balance		DR	Total-CR	Net-chan	ge	End-balance
13000	Due to Op	per Acct		.00		.00	.00		00	.00
13500	Due from	Insurance	to Reserve	.00		.00	.00	.1	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 D	eposits		80.00		. 00	.00		00	80.00
20200	Accounts	Payable		5,690.86CR	71,015.	. 92	67,688.86	3,327.0		
	D.1000				.,		01,000.00	3,321.0	76	2,363.80CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DES	CRIPTION		A/P F	REFERENCE
	10/01/22	GJ0294	PCUACC	5,680.86		PCU	Accrual			
	10/07/22	AP4334	VH1973		150.00	SUN-	-N-SHADE LAWNO	ARE, INC	Oct T	andscape
	10/07/22	AP4334	VH1975		24.60		MOCK HARDWARE,			.0 HD GR Hose
	10/07/22	AP4334	VH1976		61.00		OW ENVIRONMENT			
	10/07/22	AP4334	VH1977		126.00		OW ENVIRONMENT			Pest Recurring
	10/07/22	AP4334	VH1978		275.00					Pest I-O Recurring
	10/07/22	AP4335	2623	187.00	273.00		LEAIR POOL SER			y Pool Maint
	10/07/22	AP4335	2624	275.00			W ENVIRONMENT			Pest Recurring
	10/07/22	AP4335	2625	24.60			SEAIR POOL SER			y Pool Maint
	10/07/22	AP4335	2626				OCK HARDWARE,			0 HD GR Hose
	10/07/22	AP4338	VH1980	150.00			N-SHADE LAWNC		Oct L	andscape
	10/07/22	AP4336 AP4339			3,925.59		LLAS COUNTY U		XXX45	961 7/23-9/21
	10/01/22		2627	3,925.59			LLAS COUNTY U	TILITIES	XXX45	961 7/23-9/21
		AP4340	VH1981		256.79	MICH	AEL RYDELL		Reimb	JetBlower
	10/14/22	AP4340	VH1984		64.00	FLOR	IDIAN PEST &	TURF MGT	Sept	Lawn Care
	10/14/22	AP4341	2628	64.00		FLOR	IDIAN PEST &	TURF MGT	Sept :	Lawn Care
	10/14/22	AP4341	2629	256.79		MICH	AEL RYDELL		Reimb	JetBlower
	10/21/22	AP4344	VH1985		164.27	DUKE	ENERGY		0914-	1012 Electric
	10/21/22	AP4344	VH1986		187.00	ARRO	W ENVIRONMENT	AL SERVI		Control
	10/21/22	AP4345	2630	187.00		ARRO	W ENVIRONMENT	AL SERVI		Control
	10/21/22	AP4345	2631	164.27		DUKE	ENERGY			1012 Electric
	10/28/22	AP4348	VH1987		230.00	RICH	ARD C. COMMON	S, P.A.		nting October
	10/28/22	AP4349	2632	230.00			ARD C. COMMON			nting October
	11/11/22	AP4359	VH1989		1,830.25		NS ENGINEERING			trusses
	11/11/22	AP4359	VH1990		1,400.00		NS ENGINEERING			Trusses drw
	11/11/22	AP4359	VH1991		1,074.75		NS ENGINEERING			nit repairs
	11/11/22	AP4359	VH1992		3,850.00		NS ENGINEERING			russes
	11/11/22	AP4359	VH1993		150.00		N-SHADE LAWNCA			service
	11/11/22	AP4359	VH1995		275.00		EAIR POOL SERV		Pool n	
	11/11/22	AP4359	VH1996		1,316.00		AS R. MILLER		#16 pe	
	11/11/22	AP4360	2633	275.00			EAIR POOL SERV	TCE & c	Pool n	
	11/11/22	AP4360	2634	8,155.00			NS ENGINEERING			
	11/11/22	AP4360	2635	1,316.00			AS R. MILLER	JACOF,		russes
	11/11/22	AP4360	2636	150.00				DE THA	#16 pe	
	11/11/22	AP4362	VH1997	-55.00	195.39		N-SHADE LAWNCA			ervice
	11/11/22	AP4363	2637	195.39	133.33		VIC COTRANO			review zoning clear
	11/18/22	AP4364	VH1998	193.39	990.00		VIC COTRANO			review zoning clear
	11/18/22	AP4364	VH1999		230.00		ARD C. COMMONS			ting Nov
	11/18/22			41 004 01	41,004.91		RIA INSURANCE			1,do,wc 112422-23
		AP4365	2638	41,004.91			RIA INSURANCE		Prop,g	1,do,wc 112422-23
	11/18/22	AP4365	2639	230.00		RICHA	ARD C. COMMONS	, P.A.	Accoun	ting Nov

Acct-# 	Descri	iption		Begin-balance	Total-D	R Total-CR	Net-chang	ge End-balance	
	Damm								
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE	
	11/22/22	AP4373	VH2000		368.61	DUKE ENERGY		1013-1110 Electric	
	11/22/22	AP4373	VH2001		64.00	FLORIDIAN PEST & 1	FURF MGT	Pest Control	
	11/22/22	AP4374	2640	368.61		DUKE ENERGY		1013-1110 Electric	
	11/22/22	AP4374	2641	64.00		FLORIDIAN PEST & 1	TURE MOT	Pest Control	
	12/02/22	AP4376	VH2002		3,757.83	PINELLAS COUNTY UT		0922-1122 Water	
	12/02/22	AP4377	2642	3,757.83		PINELLAS COUNTY UT		0922-1122 Water	
	12/09/22	AP4385	VH2003		275.00	BELLEAIR POOL SERV		Pool maint	
	12/09/22	AP4385	VH2004		187.00	ARROW ENVIRONMENTA		Pest	
	12/09/22	AP4386	2643	187.00		ARROW ENVIRONMENTA		Pest	
	12/09/22	AP4386	2644	275.00		BELLEAIR POOL SERV			
	12/16/22	AP4392	VH2005		196.60	BELLEAIR POOL SERV		Pool maint	
	12/16/22	AP4392	VH2006		220.00	PRO2CALL	TOE & 2	Vak Pak Valve	
	12/16/22	AP4392	VH2007		295.00	PRO2CALL		Drywood 15	
	12/16/22	AP4392	VH2008		220.00	PRO2CALL		Drywood 7	
	12/16/22	AP4392	VH2009		295.00	PRO2CALL PRO2CALL		drywood 19	
	12/16/22	AP4392	VH2010		1,391.00	PRO2CALL PRO2CALL		Drywood 10	
	12/16/22	AP4392	VH2011		80.00		_	Termite renewal	
	12/16/22	AP4393	2645	196.60	80.00	DEPT OF BUSINESS A		Annual fee	
	12/16/22	AP4393	2646	80.00		BELLEAIR POOL SERV		Vak Pak Valve	
	12/16/22	AP4393	2647			DEPT OF BUSINESS A	ND	Annual fee	
	12/23/22	AP4399		2,421.00		PRO2CALL		Drywood 15	
	12/23/22	AP4399	VH2012		554.47	DUKE ENERGY		1111-1212 Electric	
	12/23/22	AP4399	VH2013		400.00	RICHARD C. COMMONS		23 Budget prep	
	12/23/22		VH2014		230.00	RICHARD C. COMMONS	, P.A.	Dec Accounting	
	12/23/22	AP4400	2648	554.47		DUKE ENERGY		1111-1212 Electric	
		AP4400	2649	400.00		RICHARD C. COMMONS		23 Budget prep	
	12/23/22	AP4400	2650	230.00		RICHARD C. COMMONS,	, P.A.	Dec Accounting	
	12/31/22	AP4420	1801	10.00		PAUL ROTH		Check Never Cleared	
	12/31/22	GJ0297	PCUACC		2,363.80	PCU Accrual			
400	Advanced M	aintenance	Fees	7,494.21CR	12,422.63	9,942.63	2,480.00	5,014.21CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE	
	10/01/22	AR4331	AR08	4,114.21		Prepaid Application		A/F REFERENCE	
	10/03/22	AR0000	AR04			Owner Cash Receipts			
	10/11/22	AR0000	AR04			Owner Cash Receipts			
	10/24/22	AR0000	ARO4			Owner Cash Receipts			
	10/25/22	AR0000	AR04			Owner Cash Receipts			
	10/26/22	AR0000	AR04			Owner Cash Receipts			
	10/28/22	AR0000	AR04			-			
	10/31/22	AR0000	AR04			Owner Cash Receipts			
	11/01/22	AR4356	AR08	4,194.21		Owner Cash Receipts			
	11/03/22	AR0000	ARO4	7,127.61		Prepaid Application			
	11/09/22	AR0000	AR04			Owner Cash Receipts			
	11/25/22	AR0000	AR04			Owner Cash Receipts			
	11/28/22	AR0000 AR0000				Owner Cash Receipts			
	11/30/22	AR0000 AR0000	ARO4			Owner Cash Receipts			
	/ 30/ 44	AR0000 AR0000	AR04			Owner Cash Receipts			
		ARTIGICIE	AR04		540.00	Owner Cash Receipts			
	12/01/22		2000						
	12/01/22 12/01/22	AR4382	AR08	4,114.21		Prepaid Application			
	12/01/22 12/01/22 12/05/22	AR4382 AR0000	AR04	4,114.21		Prepaid Application Owner Cash Receipts			
	12/01/22 12/01/22	AR4382		4,114.21	25.00				

Acct-#	Perceiperon	Begin-balance	Total-Di	GO"["+old	Mak akan	End-balance
	DATE SOURCE REFEREN 12/31/22 GJ0295 ADJARP	ICE DR-AMOUNT	CR-AMOUNT		A/	P REFERENCE
20600	Income Tax Liability	.00	.0	.00	.00	.00
20700	Insurance Savings Account	.00	.0	0 .00	.00	.00
20701	Beginning Balance	.00	.0	0 .00	.00	.00
20710	Add: Transfers from Budget	.00	.0	0 .00	.00	.00
20720	Add: Interest Income	.00	.0	0 .00	.00	.00
20730	Less: Transfers to Operating	.00	. 0	0 .00	.00	.00
20750	Less: Expenditures	.00	.00	00.	.00	.00
0801	Balance - Beginning of Year	27,921.71CR	. 00	.00	.00	27,921.71CR
0810	Special Assessment Income	.00	.00	.00	.00	.00
0850	Special Assessment Expense	.00	.00	.00	.00	.00
0860	Less: Transfer to Paint Reser	v 27,921.71	.00	.00	.00	27,921.71
1000	Note Payable-Insurance	.00	. 00	.00	.00	.00
3000	Due From Reserve Account	.00	.00	.00	.00	.00
3500	Due to Reserve from Insurance	.00	.00	.00	.00	.00
3600	Due to Res from Op	.00	.00	.00	.00	.00
1001	Balance - Beginning of Year	.00	.00	.00	.00	.00
1050	Less: Expenditures	.00	.00	.00	.00	.00
1101	Balance - Beginning of Year	.00	.00	.00	.00	.00
110	Add: Transfers from Budget	.00	.00	.00	.00	.00
.120	Add: Interest Income	.00	.00	.00	.00	.00
.130	Add: Transfer from Sp Assessm	.00	.00	.00	.00	.00
150	Less: Expenditures	.00	.00	.00	.00	.00
201	Balance - Beginning of Year	.00	.00	.00	.00	.00

Acct-# 	Description	Regin-halango	mat-1 pp			
31210	Add: Transfers From Budget	.00		0 .00	.00	.00
31250	Less: Expenditures	.00	. 0	0 .00	.00	.00
31301	Balance - Beginning of Year	.00	. 00	0 .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
1501	Balance - Beginning of Year	.00	.00	.00	.00	.00
1510	Add: Transfers from Budget	.00	.00	.00	.00	.00
1520	Add: Interest Income	.00	.00	.00	.00	.00
1530	Transfer to Operating	.00	.00	.00	.00	.00
1550	Less: Expenditures	.00	.00	.00	.00	.00
5000	Reserves - Contingency	.00	.00	.00	.00	.00
5001	Balance - Beginning of Year	14,575.26CR	.00	.00	.00	14,575.26CR
5010	Add: Transfers From Budget	15,041.25CR	.00	5,013.75	5,013.75CR	20,055.00CR
	DATE SOURCE REFERENCE 10/22/22 RJ0006 RESTRANS 11/22/22 RJ0006 RESTRANS 12/22/22 RJ0006 RESTRANS	DR-AMOUNT	1,671.25 H	DESCRIPTION Reserve Transfer Reserve Transfer Reserve Transfer	A/P	REFERENCE
020	Add: Interest Income	8.16CR	.00	4.01	4.01CR	12.17CR
	DATE SOURCE REFERENCE 10/31/22 CR0000 ADJUST 11/30/22 CR0000 ADJUST 12/31/22 CR0000 ADJUST	DR-AMOUNT	1.28 I 1.31 I	ESCRIPTION interest October interest November ec 2022 Interest		REFERENCE
030	Add: Tran from Operating	.00	.00	.00	.00	.00
050	Less: Expenditures	.00	.00	.00	.00	.00
060	Transfer To Operating	.00	.00	.00	.00	.00

Acct-#	Description			Total-DR		Total-CR	Net-change	End-balance	
37000	Owners']	Equity		73,562.04CF		.00	.00	^^	70 540 04
40100	Assessmer	nt - Domil	~~				.00	.00	73,562.04CR
	Assessment - Regular			111,600.00CF	!	.00	37,200.00	37,200.00CR	148,800.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DES	CRIPTION	A/P	REFERENCE
	10/01/22	AR4330	AR01		12,400.00	App.	ly Assmt/Opt (Charges	- Didito
	11/01/22 12/01/22	AR4355	AR01		12,400.00	App	ly Assmt/Opt (Charges	
	12/01/22	AR4381	AR01		12,400.00		ly Assmt/Opt (
40400	Late Fees		.00		.00	50.00	50.00CR	50.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESC	CRIPTION	- /n	
	11/18/22	AR4370	AR02		25.00		y Late Fees	A/P	REFERENCE
	12/19/22	AR4396	AR02		25.00		y Late Fees		
10500	Interest	Income		6.69CR		00	2.84	2.84CR	9.53CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DEGG	DIDMIO.		
	10/31/22	CR0000	ADJUST	or mount	1.04		RIPTION	A/P	REFERENCE
	11/30/22	CR0000	ADJUST		.97		rest October		
	12/31/22	CR0000	ADJUST		.83		rest November 2022 Interest		
10600	Insurance	Insurance Proceeds		51,245.55CR	.1	00	18,592.43	18,592.43CR	69,837.98CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	חדפרי	RIPTION	- /-	
	11/16/22	AR4366	102042		2,636.43		tline Ins claj		REFERENCE
	11/18/22	AR4368	102063		15,956.00		tline loss	LM	
1000	Miscellane	ous Income	9	.00	. (00	.00	.00	.00
5000	Transfer f	rom Ins H	Reserves	86.72CR		00	00		
		Transfer from Ins Reserves		00.72CR	. (<i>,</i>	.00	.00	86.72CR
0100	Office Sup	plies		198.87	.0	00	10.00	10.00CR	188.87
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCE	RIPTION	A/P 1	REFERENCE
	12/31/22	AP4420	1801		10.00	PAUL			rse for notary servi
200	Cable TV			8,742.92	2,929.7	2	.00	2,929.72	11,672.64
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCR	IPTION	7 /D 1	REFERENCE
	10/14/22	AP4340	СК99999	976.62		SPECT			ce 10/1-10/1
	11/18/22	AP4359	СК99999	976.62		SPECT			-1130 Cable
	12/20/22	AP4422	CK99999	976.48		SPECT			Cable
350	Accounting/Tax Prep		2,571.30	1,090.0	1,090.00 .00		1,090.00	3,661.30	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DECOR	ΤΡΨΤΟΝ	- 1-	
	10/28/22	AP4348	VH1987	230.00	OT THOUSE		IPTION RD C. COMMONS		EFERENCE
	11/18/22	AP4364	VH1998	230.00			RD C. COMMONS		nting October
	12/23/22	AP4399	VH2013	400.00			RD C. COMMONS		nting Nov dget prep
								, +	SMEL DIEN

Acct-# 	Descri	ption		Begin-balance	Total-D	R Tot	F=1CD	Net-char		End-balance
70400	Licenses/Permits/Fees									
	Trounses\ LetimT CS\ R.662			236.25	1,511.	39	.00	1,511.	.39	1,747.64
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPT	TON		3 /D	NH HITTONIA CO
	11/11/22	AP4359	VH1996	1,316.00			R. MILLER			REFERENCE permits
	11/11/22	AP4362	VH1997	195.39		DOMINIC				nd review zoning clear
									FIGI	id review zoning clear
72200	Electrici	ty		2,828.80	1,087.	35	.00	1,087.	35	3,916.15
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DEGGDTDE				
	10/21/22	AP4344	VH1985	164.27	OK MOON!	DESCRIPT				REFERENCE
	11/22/22	AP4373	VH2000	368.61		DUKE ENE				-1012 Electric
	12/23/22	AP4399	VH2012	554.47		DUKE ENE		1013-1110 Electric		
			001.17		DUKE ENE	RGY		1111	-1212 Electric	
72300	Water/Sewer/Trash			19,697.24	14,012.2	22 9,685.27		4,326.95 24,024.3		24,024.19
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPT:	TON		z /n	DEDEDENOS
	10/01/22	GJ0294	PCUACC		5,680.86	PCU Accri			A/P	REFERENCE
	10/07/22	AP4334	СК99999	3,925.59	.,		COUNTY U	PTT.TMT@A	Wareho.	4E061 7 (00 0 /or
	10/07/22	AP4338	VH1980	3,925.59			COUNTY U			45961-7/23-9/21
	10/07/22	AP4351	СК99999		3,925.59					5961 7/23-9/21
	12/02/22	AP4376	VH2002	3,757.83	-,	PINELLAS			-	icate entry
	12/31/22	AP4418	CK99999	39.41		PINELLAS				-1122 Water
	12/31/22	AP4421	CK99999		78.82					Never Cleared
	12/31/22	GJ0297	PCUACC	2,363.80		PCU Accru		.11111150	Раупи	ent Never Cleared
2700	Fire Alarm	& Equipme	ent	270.12	. 00	0	.00	. 0	0	270.12
3100	General Building			956.14	8,436.39	9	.00	8,436.3	9	9,392.53
	DATE	SOURCE	REFERENCE	DD Morne						,
	10/07/22	AP4334	VH1975	DR-AMOUNT	CR-AMOUNT	DESCRIPTI			A/P F	REFERENCE
	10/14/22	AP4340	VH1973	24.60		HAMMOCK H		INC.	5/8x1	.0 HD GR Hose
	11/11/22	AP4359	VH1989	256.79		MICHAEL R			Reimh) JetBlower
	11/11/22	AP4359	VH1990	1,830.25 1,400.00		KARINS EN				trusses
	11/11/22	AP4359	VH1991	1,400.00		KARINS EN				Trusses drw
	11/11/22	AP4359	VH1991 VH1992	3,850.00		KARINS EN				unit repairs
	•			3,030.00		KARINS EN	GINEERING	GROUP,	Roof	trusses
140	Misc Repair	rs/Supplie	s	.00	. 00		.00	.0	0	.00
3350	Pool Repairs & Services			6,417.26	1,021.60		.00	1,021.6	0	7,438.86
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DEGCOTOR-	017			
	10/07/22	AP4334	VH1978	275.00		DESCRIPTION OF THE PROPERTY OF				EFERENCE
	11/11/22	AP4359	VH1995	275.00		BELLEAIR I				y Pool Maint
	12/09/22	AP4385	VH2003	275.00		BELLEAIR I			Pool	-
	12/16/22	AP4392	VH2005	196.60		BELLEAIR I			Pool	-
				270.00		BELLEAIR I	OOL SERV	CE & S	Vak Pa	ak Valve
		Landscape Contract & Supplies		4,435.00	300.00		.00	300.00)	4,735.00
400	Landscape C									
1 00	Landscape C	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOINT 1	DESCOTOTO	N.		3/5	
4 00		SOURCE AP4334	REFERENCE VH1973	DR-AMOUNT 150.00		DESCRIPTIC SUN-N-SHAD				EFERENCE andscape

Acct-#	Descri			Begin-balance	Total-D		 1-CR	Net-change)	End-balance
73500	Pest Control			3,800.00	3,110.		.00	3,110.00		6,910.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION				
	10/07/22	AP4334	VH1976	61.00	01. 12100141					REFERENCE
	10/07/22	AP4334	VH1977	126.00		ARROW ENV				Pest Recurring
	10/14/22	AP4340	VH1984	64.00		ARROW ENV				Pest I-O Recurring
	10/21/22	AP4344	VH1986	187.00		FLORIDIAN				Lawn Care
	11/22/22	AP4373	VH2001	64.00		ARROW ENV				Control
	12/09/22	AP4385	VH2004	187.00		FLORIDIAN ARROW ENVI				Control
	12/16/22	AP4392	VH2006	220.00		PRO2CALL	KONMENT?		Pest	
	12/16/22	AP4392	VH2007	295.00		PRO2CALL			_	ood 15
	12/16/22	AP4392	VH2008	220.00		PRO2CALL			-	ood 7
	12/16/22	AP4392	VH2009	295.00		PRO2CALL PRO2CALL			_	ood 19
	12/16/22	AP4392	VH2010	1,391.00		PRO2CALL			_	ood 10 te renewal
75000	Insurance			31,578.27	13,757.0	8	.00	13,757.08		45,335.35
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTIO	N	7	ם פו	EFERENCE
	12/31/22	RJ0002	INSEXP	13,757.08		Insurance	Allocati			
75600	Bureau/Division Fees		.00	80.0)	.00	80.00		80.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	N.	7	/n n	EFERENCE
	12/16/22	AP4392	VH2011	80.00		DEPT OF BUSINESS			l fee	
75900	Unit #16 re	epairs		28,122.78	. 00)	.00	.00		28,122.78
85000	Reserves -	Continger	су	15,041.25	5,013.75	i	.00	5,013.75		20,055.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	ı	*	ות מ/	FERENCE .
	10/22/22	RJ0006	RESTRANS	1,671.25	· ·	Reserve Tra		A	/ F Ki	ie erence
	11/22/22	RJ0006	RESTRANS	1,671.25		Reserve Tra				
	12/22/22	RJ0006	RESTRANS	1,671.25		Reserve Tra				
9998	Suspense			.00	.00		.00	.00		.00
Frand tot	als:			.00	277,720.40	277,720	. 40	.00		.00

⁻⁻ End of report --