



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.

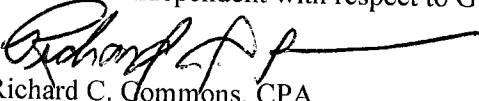
Supplementary Information

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		<u> </u>	\$ 132,093.85

RESERVES

Truist Bank - Reserves	\$	34,642.43	
Total Reserves		<u> </u>	\$ 34,642.43

OTHER ASSETS

Utility Deposits	\$	80.00	
Total Other Assets		<u> </u>	\$ 80.00

TOTAL ASSETS		<u> </u>	\$ 166,816.28
			<u>=====</u>

LIABILITIES AND OWNERS' EQUITY

CURRENT LIABILITIES

Accounts Payable	\$	2,363.80	
Advanced Maintenance Fees		5,014.21	
Total Current Liabilities		<u> </u>	\$ 7,378.01

RESERVES

Reserves - Contingency	\$	34,642.43	
Total Reserves		<u> </u>	\$ 34,642.43

OWNERS' EQUITY

Owners' Equity	\$	73,562.04	
Current Year Net Income/(Loss)		51,233.80	
Total Owners' Equity		<u> </u>	\$ 124,795.84

**TOTAL LIABILITIES AND
OWNERS' EQUITY**

\$ 166,816.28
<u>=====</u>

(Unaudited - See Accountants' Compilation Report)

GULFSIDE VILLAS, INC
SUBSIDIARY SCHEDULE
Period: 10/01/22 to 12/31/22

Description	Current Actual	Year-To-Date Actual
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As of 12/31/22

RESERVES - CONTINGENCY

35001	Balance - Beginning of Year	.00	14,575.26
35010	Add: Transfers From Budget	5,013.75	20,055.00
35020	Add: Interest Income	4.01	12.17
	TOTAL	<u>5,017.76</u>	<u>34,642.43</u>
		=====	=====

(Unaudited - See Accountants' Compilation Report)

GULFSIDE VILLAS, INC
STATEMENT OF REVENUES AND EXPENSES-ACTUAL & BUDGET
Period: 10/01/22 to 12/31/22

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
FOR THE THREE AND TWELVE MONTHS ENDED 12/31/22								
INCOME								
40100	Assessment - Regular	37,200.00	36,000.00	1,200.00	148,800.00	144,000.00	4,800.00	144,000.00
40400	Late Fees	50.00	.00	50.00	50.00	.00	50.00	.00
40500	Interest Income	2.84	.00	2.84	9.53	.00	9.53	.00
40600	Insurance Proceeds	18,592.43	.00	18,592.43	69,837.98	.00	69,837.98	.00
45000	Transfer from Ins Reserves	.00	.00	.00	86.72	.00	86.72	.00
Subtotal Income		55,845.27	36,000.00	19,845.27	218,784.23	144,000.00	74,784.23	144,000.00
OPERATING EXPENSES								
GENERAL & ADMINISTRATIVE								
70100	Office Supplies	(10.00)	120.00	130.00	188.87	480.00	291.13	480.00
70200	Cable TV	2,929.72	2,853.00	(76.72)	11,672.64	11,412.00	(260.64)	11,412.00
70350	Accounting/Tax Prep	1,090.00	1,035.00	(55.00)	3,661.30	4,140.00	478.70	4,140.00
70400	Licenses/Permits/Fees	1,511.39	72.00	(1,439.39)	1,747.64	288.00	(1,459.64)	288.00
70500	Legal	.00	600.00	600.00	.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
OPERATING EXPENSES								
72200	Electricity	1,087.35	966.00	(121.35)	3,916.15	3,864.00	(52.15)	3,864.00
72300	Water/Sewer/Trash	4,326.95	6,876.00	2,549.05	24,024.19	27,504.00	3,479.81	27,504.00
72700	Fire Alarm & Equipment	.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
REPAIRS & MAINTENANCE								
73100	General Building	8,436.39	2,700.00	(5,736.39)	9,392.53	10,800.00	1,407.47	10,800.00
73350	Pool Repairs & Services	1,021.60	1,500.00	478.40	7,438.86	6,000.00	(1,438.86)	6,000.00
73400	Landscape Contract & Supplies	300.00	735.00	435.00	4,735.00	2,940.00	(1,795.00)	2,940.00
73500	Pest Control	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

(Unaudited - See Accountants' Compilation Report)

GULFSIDE VILLAS, INC
STATEMENT OF REVENUES AND EXPENSES-ACTUAL & BUDGET
Period: 10/01/22 to 12/31/22

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
FOR THE THREE AND TWELVE MONTHS ENDED 12/31/22								
OTHER EXPENSES								
75000	Insurance	13,757.08	11,745.00	(2,012.08)	45,335.35	46,980.00	1,644.65	46,980.00
75500	Taxes	.00	15.00	15.00	.00	60.00	60.00	60.00
75600	Bureau/Division Fees	80.00	21.00	(59.00)	80.00	84.00	4.00	84.00
75900	Unit #16 repairs	.00	.00	.00	28,122.78	.00	(28,122.78)	.00
	OTHER EXPENSES	13,837.08	11,781.00	(2,056.08)	73,538.13	47,124.00	(26,414.13)	47,124.00
RESERVES								
85000	Reserves - Contingency	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 EXPENSES	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

(Unaudited - See Accountants' Compilation Report)

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 10/01/22

Ending account #: "Last"

Ending date: 12/31/22

*** 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			116,455.73	57,369.68	77,233.53	19,863.85CR	96,591.88
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/03/22	AR0000	AR04	4,340.00		Owner Cash Receipts		
	10/04/22	AR0000	AR04	620.00		Owner Cash Receipts		
	10/05/22	AR0378	AR-378	1,240.00		Owner Cash Receipts		
	10/06/22	AR0000	AR04	1,240.00		Owner Cash Receipts		
	10/07/22	AP4334	CK99999		3,925.59	PINELLAS COUNTY UTILITIES	XXX245961-7/23-9/21	
	10/07/22	AP4335	2623		187.00	ARROW ENVIRONMENTAL SERVI	Sept Pest Recurring	
	10/07/22	AP4335	2624		275.00	BELLEAIR POOL SERVICE & S	Weekly Pool Maint	
	10/07/22	AP4335	2625		24.60	HAMMOCK HARDWARE, INC.	5/8x10 HD GR Hose	
	10/07/22	AP4335	2626		150.00	SUN-N-SHADE LAWN CARE, INC	Oct Landscape	
	10/07/22	AP4339	2627		3,925.59	PINELLAS COUNTY UTILITIES	XXX45961 7/23-9/21	
	10/07/22	AP4351	CK99999	3,925.59		PINELLAS COUNTY UTILITIES	Duplicate entry	
	10/11/22	AR0000	AR04	620.00		Owner Cash Receipts		
	10/13/22	AR0000	AR04	620.00		Owner Cash Receipts		
	10/14/22	AP4340	CK99999		976.62	SPECTRUM	Service 10/1-10/1	
	10/14/22	AP4341	2628		64.00	FLORIDIAN PEST & TURF MGT	Sept Lawn Care	
	10/14/22	AP4341	2629		256.79	MICHAEL RYDELL	Reimb JetBlower	
	10/17/22	AR0379	AR-379	620.00		Owner Cash Receipts		
	10/21/22	AP4345	2630		187.00	ARROW ENVIRONMENTAL SERVI	Pest Control	
	10/21/22	AP4345	2631		164.27	DUKE ENERGY	0914-1012 Electric	
	10/22/22	RJ0006	RESTRANS		1,671.25	Reserve Transfer		
	10/24/22	AR0000	AR04	620.00		Owner Cash Receipts		
	10/25/22	AR0000	AR04	620.00		Owner Cash Receipts		
	10/26/22	AR0000	AR04	620.00		Owner Cash Receipts		
	10/28/22	AP4349	2632		230.00	RICHARD C. COMMONS, P.A.	Accounting October	
	10/28/22	AR0000	AR04	620.00		Owner Cash Receipts		
	10/31/22	AR0000	AR04	620.00		Owner Cash Receipts		
	10/31/22	CR0000	ADJUST	1.04		Interest October		
	11/02/22	AR0000	AR04	620.00		Owner Cash Receipts		
	11/03/22	AR0000	AR04	3,100.00		Owner Cash Receipts		
	11/03/22	AR0380	AR-380	1,240.00		Owner Cash Receipts		
	11/04/22	AR0000	AR04	620.00		Owner Cash Receipts		
	11/08/22	AR0000	AR04	620.00		Owner Cash Receipts		
	11/09/22	AR0000	AR04	1,240.00		Owner Cash Receipts		
	11/11/22	AP4360	2633		275.00	BELLEAIR POOL SERVICE & S	Pool maint	
	11/11/22	AP4360	2634		8,155.00	KARINS ENGINEERING GROUP,	Roof trusses	
	11/11/22	AP4360	2635		1,316.00	THOMAS R. MILLER	#16 permits	
	11/11/22	AP4360	2636		150.00	SUN-N-SHADE LAWN CARE, INC	lawn service	
	11/11/22	AP4363	2637		195.39	DOMINIC COTRANO	Pland review zoning clear	
	11/15/22	AR0000	AR04	620.00		Owner Cash Receipts		
	11/16/22	AR4366	102042	2,636.43		Frontline Ins claim		
	11/18/22	AP4359	CK99999		976.62	SPECTRUM	1101-1130 Cable	

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	
	11/18/22	AP4365	2638		41,004.91	ACENTRIA INSURANCE	Prop,gl,do,wc 112422-23	
	11/18/22	AP4365	2639		230.00	RICHARD C. COMMONS, P.A.	Accounting Nov	
	11/18/22	AR4368	102063	15,956.00		Frontline loss		
	11/22/22	AP4374	2640		368.61	DUKE ENERGY	1013-1110 Electric	
	11/22/22	AP4374	2641		64.00	FLORIDIAN PEST & TURF MGT	Pest Control	
	11/22/22	RJ0006	RESTRANS		1,671.25	Reserve Transfer		
	11/25/22	AR0000	AR04	1,240.00		Owner Cash Receipts		
	11/28/22	AR0000	AR04	620.00		Owner Cash Receipts		
	11/30/22	AR0000	AR04	620.00		Owner Cash Receipts		
	11/30/22	CR0000	ADJUST	.97		Interest November		
	12/01/22	AR0000	AR04	620.00		Owner Cash Receipts		
	12/02/22	AP4377	2642		3,757.83	PINELLAS COUNTY UTILITIES	0922-1122 Water	
	12/02/22	AR0000	AR04	620.00		Owner Cash Receipts		
	12/05/22	AR0000	AR04	3,720.00		Owner Cash Receipts		
	12/05/22	AR0381	AR-381	1,240.00		Owner Cash Receipts		
	12/08/22	AR0000	AR04	1,240.00		Owner Cash Receipts		
	12/08/22	AR0382	AR-382	645.00		Owner Cash Receipts		
	12/09/22	AP4386	2643		187.00	ARROW ENVIRONMENTAL SERVI	Pest	
	12/09/22	AP4386	2644		275.00	BELLEAIR POOL SERVICE & S	Pool maint	
	12/09/22	AR0000	AR04	620.00		Owner Cash Receipts		
	12/14/22	AR0000	AR04	620.00		Owner Cash Receipts		
	12/16/22	AP4393	2645		196.60	BELLEAIR POOL SERVICE & S	Vak Pak Valve	
	12/16/22	AP4393	2646		80.00	DEPT OF BUSINESS AND	Annual fee	
	12/16/22	AP4393	2647		2,421.00	PRO2CALL	Drywood 15	
	12/20/22	AP4422	CK99999		976.48	SPECTRUM	Bulk Cable	
	12/22/22	RJ0006	RESTRANS		1,671.25	Reserve Transfer		
	12/23/22	AP4400	2648		554.47	DUKE ENERGY	1111-1212 Electric	
	12/23/22	AP4400	2649		400.00	RICHARD C. COMMONS, P.A.	23 Budget prep	
	12/23/22	AP4400	2650		230.00	RICHARD C. COMMONS, P.A.	Dec Accounting	
	12/27/22	AR0000	AR04	1,240.00		Owner Cash Receipts		
	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		39.41	PINELLAS COUNTY UTILITIES	Void Never Cleared	
	12/31/22	AP4421	CK99999	78.82		PINELLAS COUNTY UTILITIES	Payment Never Cleared	
	12/31/22	CR0000	ADJUST	.83		Dec 2022 Interest		
10600	Truist Bank - Reserves			29,624.67	5,017.76	.00	5,017.76	34,642.43
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	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		
10700	Truist Bank- Insurance			.00	.00	.00	.00	.00

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	38,540.00	38,540.00	.00	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/22 AR4330 AR01 12,400.00 Apply Assmt/Opt Charges					
	10/01/22 AR4331 AR08 4,114.21 Prepaid Application					
	10/03/22 AR0000 AR04 3,775.00 Owner Cash Receipts					
	10/04/22 AR0000 AR04 620.00 Owner Cash Receipts					
	10/05/22 AR0378 AR-378 1,240.00 Owner Cash Receipts					
	10/06/22 AR0000 AR04 1,240.00 Owner Cash Receipts					
	10/11/22 AR0000 AR04 170.79 Owner Cash Receipts					
	10/13/22 AR0000 AR04 620.00 Owner Cash Receipts					
	10/17/22 AR0379 AR-379 620.00 Owner Cash Receipts					
	11/01/22 AR4355 AR01 12,400.00 Apply Assmt/Opt Charges					
	11/01/22 AR4356 AR08 4,194.21 Prepaid Application					
	11/02/22 AR0000 AR04 620.00 Owner Cash Receipts					
	11/03/22 AR0000 AR04 3,075.00 Owner Cash Receipts					
	11/03/22 AR0380 AR-380 1,240.00 Owner Cash Receipts					
	11/04/22 AR0000 AR04 620.00 Owner Cash Receipts					
	11/08/22 AR0000 AR04 620.00 Owner Cash Receipts					
	11/09/22 AR0000 AR04 790.79 Owner Cash Receipts					
	11/15/22 AR0000 AR04 620.00 Owner Cash Receipts					
	11/18/22 AR4370 AR02 25.00 Apply Late Fees					
	12/01/22 AR0000 AR04 80.00 Owner Cash Receipts					
	12/01/22 AR4381 AR01 12,400.00 Apply Assmt/Opt Charges					
	12/01/22 AR4382 AR08 4,114.21 Prepaid Application					
	12/02/22 AR0000 AR04 620.00 Owner Cash Receipts					
	12/05/22 AR0000 AR04 3,695.00 Owner Cash Receipts					
	12/05/22 AR0381 AR-381 1,240.00 Owner Cash Receipts					
	12/08/22 AR0000 AR04 1,240.00 Owner Cash Receipts					
	12/08/22 AR0382 AR-382 645.00 Owner Cash Receipts					
	12/09/22 AR0000 AR04 170.79 Owner Cash Receipts					
	12/14/22 AR0000 AR04 620.00 Owner Cash Receipts					
	12/19/22 AR4396 AR02 25.00 Apply Late Fees					
	12/27/22 AR0000 AR04 1,240.00 Owner Cash Receipts					
	12/30/22 AR0000 AR04 50.00 Owner Cash Receipts					
	12/30/22 AR0383 AR-383 645.00 Owner Cash Receipts					
	12/31/22 GJ0295 ADJARPP 1,290.00 Adjust AR/Prepay					
11120	Accounts Receivable-Spec Asmnt	.00	.00	.00	.00	.00
11200	Prepaid Expenses	8,254.14	41,004.91	13,757.08	27,247.83	35,501.97
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/18/22 AP4364 VH1999 41,004.91 ACENTRIA INSURANCE Prop,gl,do,wc 112422-23					
	12/31/22 RJ0002 INSEXP 13,757.08 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	5,690.86CR	71,015.92	67,688.86	3,327.06	2,363.80CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/22	GJ0294	PCUACC	5,680.86		PCU Accrual	
10/07/22	AP4334	VH1973		150.00	SUN-N-SHADE LAWCARE, INC	Oct Landscape
10/07/22	AP4334	VH1975		24.60	HAMMOCK HARDWARE, INC.	5/8x10 HD GR Hose
10/07/22	AP4334	VH1976		61.00	ARROW ENVIRONMENTAL SERVI	Sept Pest Recurring
10/07/22	AP4334	VH1977		126.00	ARROW ENVIRONMENTAL SERVI	Sept Pest I-O Recurring
10/07/22	AP4334	VH1978		275.00	BELLEAIR POOL SERVICE & S	Weekly Pool Maint
10/07/22	AP4335	2623	187.00		ARROW ENVIRONMENTAL SERVI	Sept Pest Recurring
10/07/22	AP4335	2624	275.00		BELLEAIR POOL SERVICE & S	Weekly Pool Maint
10/07/22	AP4335	2625	24.60		HAMMOCK HARDWARE, INC.	5/8x10 HD GR Hose
10/07/22	AP4335	2626	150.00		SUN-N-SHADE LAWCARE, INC	Oct Landscape
10/07/22	AP4338	VH1980		3,925.59	PINELLAS COUNTY UTILITIES	XXX45961 7/23-9/21
10/07/22	AP4339	2627	3,925.59		PINELLAS COUNTY UTILITIES	XXX45961 7/23-9/21
10/14/22	AP4340	VH1981		256.79	MICHAEL RYDELL	Reimb JetBlower
10/14/22	AP4340	VH1984		64.00	FLORIDIAN PEST & TURF MGT	Sept Lawn Care
10/14/22	AP4341	2628	64.00		FLORIDIAN PEST & TURF MGT	Sept Lawn Care
10/14/22	AP4341	2629	256.79		MICHAEL RYDELL	Reimb JetBlower
10/21/22	AP4344	VH1985		164.27	DUKE ENERGY	0914-1012 Electric
10/21/22	AP4344	VH1986		187.00	ARROW ENVIRONMENTAL SERVI	Pest Control
10/21/22	AP4345	2630	187.00		ARROW ENVIRONMENTAL SERVI	Pest Control
10/21/22	AP4345	2631	164.27		DUKE ENERGY	0914-1012 Electric
10/28/22	AP4348	VH1987		230.00	RICHARD C. COMMONS, P.A.	Accounting October
10/28/22	AP4349	2632	230.00		RICHARD C. COMMONS, P.A.	Accounting October
11/11/22	AP4359	VH1989		1,830.25	KARINS ENGINEERING GROUP,	Roof trusses
11/11/22	AP4359	VH1990		1,400.00	KARINS ENGINEERING GROUP,	Roof Trusses drw
11/11/22	AP4359	VH1991		1,074.75	KARINS ENGINEERING GROUP,	Fire unit repairs
11/11/22	AP4359	VH1992		3,850.00	KARINS ENGINEERING GROUP,	Roof trusses
11/11/22	AP4359	VH1993		150.00	SUN-N-SHADE LAWCARE, INC	lawn service
11/11/22	AP4359	VH1995		275.00	BELLEAIR POOL SERVICE & S	Pool maint
11/11/22	AP4359	VH1996		1,316.00	THOMAS R. MILLER	#16 permits
11/11/22	AP4360	2633	275.00		BELLEAIR POOL SERVICE & S	Pool maint
11/11/22	AP4360	2634	8,155.00		KARINS ENGINEERING GROUP,	Roof trusses
11/11/22	AP4360	2635	1,316.00		THOMAS R. MILLER	#16 permits
11/11/22	AP4360	2636	150.00		SUN-N-SHADE LAWCARE, INC	lawn service
11/11/22	AP4362	VH1997		195.39	DOMINIC COTRANO	Pland review zoning clear
11/11/22	AP4363	2637	195.39		DOMINIC COTRANO	Pland review zoning clear
11/18/22	AP4364	VH1998		230.00	RICHARD C. COMMONS, P.A.	Accounting Nov
11/18/22	AP4364	VH1999		41,004.91	ACENTRIA INSURANCE	Prop,gl,do,wc 112422-23
11/18/22	AP4365	2638	41,004.91		ACENTRIA INSURANCE	Prop,gl,do,wc 112422-23
11/18/22	AP4365	2639	230.00		RICHARD C. COMMONS, P.A.	Accounting Nov

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	
	11/22/22	AP4373	VH2000		368.61	DUKE ENERGY	1013-1110 Electric	
	11/22/22	AP4373	VH2001		64.00	FLORIDIAN PEST & TURF MGT	Pest Control	
	11/22/22	AP4374	2640	368.61		DUKE ENERGY	1013-1110 Electric	
	11/22/22	AP4374	2641	64.00		FLORIDIAN PEST & TURF MGT	Pest Control	
	12/02/22	AP4376	VH2002		3,757.83	PINELLAS COUNTY UTILITIES	0922-1122 Water	
	12/02/22	AP4377	2642	3,757.83		PINELLAS COUNTY UTILITIES	0922-1122 Water	
	12/09/22	AP4385	VH2003		275.00	BELLEAIR POOL SERVICE & S	Pool maint	
	12/09/22	AP4385	VH2004		187.00	ARROW ENVIRONMENTAL SERVI	Pest	
	12/09/22	AP4386	2643	187.00		ARROW ENVIRONMENTAL SERVI	Pest	
	12/09/22	AP4386	2644	275.00		BELLEAIR POOL SERVICE & S	Pool maint	
	12/16/22	AP4392	VH2005		196.60	BELLEAIR POOL SERVICE & S	Vak Pak Valve	
	12/16/22	AP4392	VH2006		220.00	PRO2CALL	Drywood 15	
	12/16/22	AP4392	VH2007		295.00	PRO2CALL	Drywood 7	
	12/16/22	AP4392	VH2008		220.00	PRO2CALL	drywood 19	
	12/16/22	AP4392	VH2009		295.00	PRO2CALL	Drywood 10	
	12/16/22	AP4392	VH2010		1,391.00	PRO2CALL	Termite renewal	
	12/16/22	AP4392	VH2011		80.00	DEPT OF BUSINESS AND	Annual fee	
	12/16/22	AP4393	2645	196.60		BELLEAIR POOL SERVICE & S	Vak Pak Valve	
	12/16/22	AP4393	2646	80.00		DEPT OF BUSINESS AND	Annual fee	
	12/16/22	AP4393	2647	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, P.A.	23 Budget prep	
	12/23/22	AP4399	VH2014		230.00	RICHARD C. COMMONS, P.A.	Dec Accounting	
	12/23/22	AP4400	2648	554.47		DUKE ENERGY	1111-1212 Electric	
	12/23/22	AP4400	2649	400.00		RICHARD C. COMMONS, P.A.	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		
20400	Advanced Maintenance 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		
	10/03/22	AR0000	AR04		565.00	Owner Cash Receipts		
	10/11/22	AR0000	AR04		449.21	Owner Cash Receipts		
	10/24/22	AR0000	AR04		620.00	Owner Cash Receipts		
	10/25/22	AR0000	AR04		620.00	Owner Cash Receipts		
	10/26/22	AR0000	AR04		620.00	Owner Cash Receipts		
	10/28/22	AR0000	AR04		620.00	Owner Cash Receipts		
	10/31/22	AR0000	AR04		620.00	Owner Cash Receipts		
	11/01/22	AR4356	AR08	4,194.21		Prepaid Application		
	11/03/22	AR0000	AR04		25.00	Owner Cash Receipts		
	11/09/22	AR0000	AR04		449.21	Owner Cash Receipts		
	11/25/22	AR0000	AR04		1,240.00	Owner Cash Receipts		
	11/28/22	AR0000	AR04		620.00	Owner Cash Receipts		
	11/30/22	AR0000	AR04		620.00	Owner Cash Receipts		
	12/01/22	AR0000	AR04		540.00	Owner Cash Receipts		
	12/01/22	AR4382	AR08	4,114.21		Prepaid Application		
	12/05/22	AR0000	AR04		25.00	Owner Cash Receipts		
	12/09/22	AR0000	AR04		449.21	Owner Cash Receipts		
	12/30/22	AR0000	AR04		570.00	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					
	12/31/22 GJ0295 ADJARPP 1,290.00 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
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

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
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	
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	15,041.25CR	.00	5,013.75	5,013.75CR	20,055.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/22/22	RJ0006	RESTRANS		1,671.25	Reserve Transfer	
	11/22/22	RJ0006	RESTRANS		1,671.25	Reserve Transfer	
	12/22/22	RJ0006	RESTRANS		1,671.25	Reserve Transfer	
35020	Add: Interest Income	8.16CR	.00	4.01	4.01CR	12.17CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/31/22	CR0000	ADJUST		1.28	Interest October	
	11/30/22	CR0000	ADJUST		1.31	Interest November	
	12/31/22	CR0000	ADJUST		1.42	Dec 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	

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
37000	Owners' Equity	73,562.04CR	.00	.00	.00	73,562.04CR
40100	Assessment - Regular	111,600.00CR	.00	37,200.00	37,200.00CR	148,800.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/22 AR4330 AR01 12,400.00 Apply Assmt/Opt Charges					
	11/01/22 AR4355 AR01 12,400.00 Apply Assmt/Opt Charges					
	12/01/22 AR4381 AR01 12,400.00 Apply Assmt/Opt Charges					
40400	Late Fees	.00	.00	50.00	50.00CR	50.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/18/22 AR4370 AR02 25.00 Apply Late Fees					
	12/19/22 AR4396 AR02 25.00 Apply Late Fees					
40500	Interest Income	6.69CR	.00	2.84	2.84CR	9.53CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/31/22 CR0000 ADJUST 1.04 Interest October					
	11/30/22 CR0000 ADJUST .97 Interest November					
	12/31/22 CR0000 ADJUST .83 Dec 2022 Interest					
40600	Insurance Proceeds	51,245.55CR	.00	18,592.43	18,592.43CR	69,837.98CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/16/22 AR4366 102042 2,636.43 Frontline Ins claim					
	11/18/22 AR4368 102063 15,956.00 Frontline loss					
41000	Miscellaneous Income	.00	.00	.00	.00	.00
45000	Transfer from Ins Reserves	86.72CR	.00	.00	.00	86.72CR
70100	Office Supplies	198.87	.00	10.00	10.00CR	188.87
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/22 AP4420 1801 10.00 PAUL ROTH Reiburse for notary servi					
70200	Cable TV	8,742.92	2,929.72	.00	2,929.72	11,672.64
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/14/22 AP4340 CK99999 976.62 SPECTRUM Service 10/1-10/1					
	11/18/22 AP4359 CK99999 976.62 SPECTRUM 1101-1130 Cable					
	12/20/22 AP4422 CK99999 976.48 SPECTRUM Bulk Cable					
70350	Accounting/Tax Prep	2,571.30	1,090.00	.00	1,090.00	3,661.30
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/28/22 AP4348 VH1987 230.00 RICHARD C. COMMONS, P.A. Accounting October					
	11/18/22 AP4364 VH1998 230.00 RICHARD C. COMMONS, P.A. Accounting Nov					
	12/23/22 AP4399 VH2013 400.00 RICHARD C. COMMONS, P.A. 23 Budget prep					
	12/23/22 AP4399 VH2014 230.00 RICHARD C. COMMONS, P.A. Dec Accounting					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
70400	Licenses/Permits/Fees			236.25	1,511.39	.00	1,511.39	1,747.64
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	11/11/22	AP4359	VH1996	1,316.00		THOMAS R. MILLER	#16 permits	
	11/11/22	AP4362	VH1997	195.39		DOMINIC COTRANO	Pland review zoning clear	
72200	Electricity			2,828.80	1,087.35	.00	1,087.35	3,916.15
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/21/22	AP4344	VH1985	164.27		DUKE ENERGY	0914-1012 Electric	
	11/22/22	AP4373	VH2000	368.61		DUKE ENERGY	1013-1110 Electric	
	12/23/22	AP4399	VH2012	554.47		DUKE ENERGY	1111-1212 Electric	
72300	Water/Sewer/Trash			19,697.24	14,012.22	9,685.27	4,326.95	24,024.19
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/01/22	GJ0294	PCUACC		5,680.86	PCU Accrual		
	10/07/22	AP4334	CK99999	3,925.59		PINELLAS COUNTY UTILITIES	XXX245961-7/23-9/21	
	10/07/22	AP4338	VH1980	3,925.59		PINELLAS COUNTY UTILITIES	XXX45961 7/23-9/21	
	10/07/22	AP4351	CK99999		3,925.59	PINELLAS COUNTY UTILITIES	Duplicate entry	
	12/02/22	AP4376	VH2002	3,757.83		PINELLAS COUNTY UTILITIES	0922-1122 Water	
	12/31/22	AP4418	CK99999	39.41		PINELLAS COUNTY UTILITIES	Void Never Cleared	
	12/31/22	AP4421	CK99999		78.82	PINELLAS COUNTY UTILITIES	Payment Never Cleared	
	12/31/22	GJ0297	PCUACC	2,363.80		PCU Accrual		
72700	Fire Alarm & Equipment			270.12	.00	.00	.00	270.12
73100	General Building			956.14	8,436.39	.00	8,436.39	9,392.53
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/07/22	AP4334	VH1975	24.60		HAMMOCK HARDWARE, INC.	5/8x10 HD GR Hose	
	10/14/22	AP4340	VH1981	256.79		MICHAEL RYDELL	Reimb JetBlower	
	11/11/22	AP4359	VH1989	1,830.25		KARINS ENGINEERING GROUP,	Roof trusses	
	11/11/22	AP4359	VH1990	1,400.00		KARINS ENGINEERING GROUP,	Roof Trusses drw	
	11/11/22	AP4359	VH1991	1,074.75		KARINS ENGINEERING GROUP,	Fire unit repairs	
	11/11/22	AP4359	VH1992	3,850.00		KARINS ENGINEERING GROUP,	Roof trusses	
73140	Misc Repairs/Supplies			.00	.00	.00	.00	.00
73350	Pool Repairs & Services			6,417.26	1,021.60	.00	1,021.60	7,438.86
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/07/22	AP4334	VH1978	275.00		BELLEAIR POOL SERVICE & S	Weekly Pool Maint	
	11/11/22	AP4359	VH1995	275.00		BELLEAIR POOL SERVICE & S	Pool maint	
	12/09/22	AP4385	VH2003	275.00		BELLEAIR POOL SERVICE & S	Pool maint	
	12/16/22	AP4392	VH2005	196.60		BELLEAIR POOL SERVICE & S	Vak Pak Valve	
73400	Landscape Contract & Supplies			4,435.00	300.00	.00	300.00	4,735.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/07/22	AP4334	VH1973	150.00		SUN-N-SHADE LAWN CARE, INC	Oct Landscape	
	11/11/22	AP4359	VH1993	150.00		SUN-N-SHADE LAWN CARE, INC	lawn service	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
73500	Pest Control	3,800.00	3,110.00	.00	3,110.00	6,910.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/07/22 AP4334 VH1976 61.00 ARROW ENVIRONMENTAL SERVI Sept Pest Recurring					
	10/07/22 AP4334 VH1977 126.00 ARROW ENVIRONMENTAL SERVI Sept Pest I-O Recurring					
	10/14/22 AP4340 VH1984 64.00 FLORIDIAN PEST & TURF MGT Sept Lawn Care					
	10/21/22 AP4344 VH1986 187.00 ARROW ENVIRONMENTAL SERVI Pest Control					
	11/22/22 AP4373 VH2001 64.00 FLORIDIAN PEST & TURF MGT Pest Control					
	12/09/22 AP4385 VH2004 187.00 ARROW ENVIRONMENTAL SERVI Pest					
	12/16/22 AP4392 VH2006 220.00 PRO2CALL Drywood 15					
	12/16/22 AP4392 VH2007 295.00 PRO2CALL Drywood 7					
	12/16/22 AP4392 VH2008 220.00 PRO2CALL drywood 19					
	12/16/22 AP4392 VH2009 295.00 PRO2CALL Drywood 10					
	12/16/22 AP4392 VH2010 1,391.00 PRO2CALL Termite renewal					
75000	Insurance	31,578.27	13,757.08	.00	13,757.08	45,335.35
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/22 RJ0002 INSEXP 13,757.08 Insurance Allocation Exp					
75600	Bureau/Division Fees	.00	80.00	.00	80.00	80.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/16/22 AP4392 VH2011 80.00 DEPT OF BUSINESS AND Annual fee					
75900	Unit #16 repairs	28,122.78	.00	.00	.00	28,122.78
85000	Reserves - Contingency	15,041.25	5,013.75	.00	5,013.75	20,055.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/22/22 RJ0006 RESTRANS 1,671.25 Reserve Transfer					
	11/22/22 RJ0006 RESTRANS 1,671.25 Reserve Transfer					
	12/22/22 RJ0006 RESTRANS 1,671.25 Reserve Transfer					
99998	Suspense	.00	.00	.00	.00	.00
Grand totals:		.00	277,720.40	277,720.40	.00	.00

-- End of report --