



RICHARD C. COMMONS, P.A.

CERTIFIED PUBLIC ACCOUNTANT

taxes . accounting . financial strategies

Gulfside Villas, inc.

December 31, 2023 Financial

- ACCOUNTANTS' COMPILATION REPORT
- FINANCIAL STATEMENTS INCLUDING
 - Balance Sheet
 - Subsidiary Schedule (if applicable)
 - Profit and Loss Statement
- GENERAL LEDGER
- SUPPORTING DOCUMENTS INCLUDING
 - Checkbooks
 - Bank Reconciliations & Statements
 - Accounts Receivable Aged Report
 - Prepay Maintenance Fee Report

OTHER INFORMATION: Now that interest rates have increased, each Association should review its projected cash needs. The Board of Directors should determine if a Certificate of Deposit, additional bank accounts or other investments are required. We are happy to provide information from Truist Bank but do not have information from other institutions. These rates can change daily. If you would like us to provide the necessary paperwork, we will need to charge a service fee to cover our time in performing this duty. This note is to provide you, the Board of Directors, with information to consider if a CD or other security is right for you.

These statements are unaudited. If you have any questions, please contact our office at rcc@rccaccounting.com



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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, 2023, 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, 2024

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GULFSIDE VILLAS, INC
BALANCE SHEET
As of 12/31/23

ASSETS

CURRENT ASSETS

Truist Bank-Operating	\$	24,617.17	
Accounts Receivable		525.00	
Prepaid Expenses		43,932.65	
Total Current Assets			\$ 69,074.82

RESERVES

Truist Bank - Reserves	\$	17,853.18	
Due from Op to Res		30,000.00	
Total Reserves			\$ 47,853.18

OTHER ASSETS

Utility Deposits	\$	80.00	
Total Other Assets			\$ 80.00

TOTAL ASSETS			\$ 117,008.00
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LIABILITIES AND OWNERS' EQUITY

CURRENT LIABILITIES

Accounts Payable	\$	2,520.40	
Advanced Maintenance Fees		4,484.21	
Due to Res from Op		30,000.00	
Total Current Liabilities			\$ 37,004.61

RESERVES

Reserves - Contingency	\$	47,853.18	
Total Reserves			\$ 47,853.18

OWNERS' EQUITY

Owners' Equity	\$	124,795.84	
Current Year Net Income/(Loss)		(92,645.63)	
Total Owners' Equity			\$ 32,150.21

TOTAL LIABILITIES AND OWNERS' EQUITY			\$ 117,008.00
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(Unaudited - See Accountants' Compilation Report)

GULFSIDE VILLAS, INC
SUBSIDIARY SCHEDULE
Period: 10/01/23 to 12/31/23

Description	Current Actual	Year-To-Date Actual
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As of 12/31/23

RESERVES - CONTINGENCY

35001	Balance - Beginning of Year	.00	34,642.43
35010	Add: Transfers From Budget	3,269.01	13,076.04
35020	Add: Interest Income	119.74	134.71
	TOTAL	<u>3,388.75</u>	<u>47,853.18</u>

(Unaudited - See Accountants' Compilation Report)

GULFSIDE VILLAS, INC
STATEMENT OF REVENUES AND EXPENSES-ACTUAL & BUDGET
Period: 10/01/23 to 12/31/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
FOR THE THREE AND TWELVE MONTHS ENDED 12/31/23							
INCOME							
40100 Assessment - Regular	39,000.00	39,000.00	.00	156,000.00	156,000.00	.00	156,000.00
40400 Late Fees	.00	.00	.00	125.00	.00	125.00	.00
40500 Interest Income	.61	.00	.61	5.55	.00	5.55	.00
44000 Surplus Carryover	.00	4,999.97	(4,999.97)	.00	20,000.00	(20,000.00)	20,000.00
Subtotal Income	39,000.61	43,999.97	(4,999.36)	156,130.55	176,000.00	(19,869.45)	176,000.00
OPERATING EXPENSES							
GENERAL & ADMINISTRATIVE							
70100 Office Supplies	283.86	105.00	(178.86)	818.19	420.00	(398.19)	420.00
70200 Cable TV	(1,618.03)	2,853.00	4,471.03	12,325.92	11,412.00	(913.92)	11,412.00
70350 Accounting/Tax Prep	720.00	1,065.00	345.00	3,280.00	4,260.00	980.00	4,260.00
70400 Licenses/Permits/Fees	.00	72.00	72.00	236.25	288.00	51.75	288.00
70500 Legal	.00	300.00	300.00	.00	1,200.00	1,200.00	1,200.00
GENERAL & ADMINISTRATIVE	(614.17)	4,395.00	5,009.17	16,660.36	17,580.00	919.64	17,580.00
OPERATING EXPENSES							
72200 Electricity	1,341.16	1,008.00	(333.16)	4,536.96	4,032.00	(504.96)	4,032.00
72300 Water/Sewer/Trash	6,301.00	6,873.00	572.00	26,115.76	27,492.00	1,376.24	27,492.00
72700 Fire Alarm & Equipment	100.00	105.00	5.00	100.00	420.00	320.00	420.00
OPERATING EXPENSES	7,742.16	7,986.00	243.84	30,752.72	31,944.00	1,191.28	31,944.00
REPAIRS & MAINTENANCE							
73100 General Building	2,708.49	2,400.00	(308.49)	94,893.30	9,600.00	(85,293.30)	9,600.00
73350 Pool Repairs & Services	.00	2,325.00	2,325.00	5,334.76	9,300.00	3,965.24	9,300.00
73400 Landscape Contract & Supplies	225.00	1,050.00	825.00	10,204.20	4,200.00	(6,004.20)	4,200.00
73500 Pest Control	3,042.00	1,500.00	(1,542.00)	5,288.00	6,000.00	712.00	6,000.00
REPAIRS & MAINTENANCE	5,975.49	7,275.00	1,299.51	115,720.26	29,100.00	(86,620.26)	29,100.00

(Unaudited - See Accountants' Compilation Report)

GULFSIDE VILLAS, INC
STATEMENT OF REVENUES AND EXPENSES-ACTUAL & BUDGET
Period: 10/01/23 to 12/31/23

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
FOR THE THREE AND TWELVE MONTHS ENDED 12/31/23								
OTHER EXPENSES								
75000	Insurance	15,272.36	21,039.00	5,766.64	57,838.80	84,156.00	26,317.20	84,156.00
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	14,648.00	.00	(14,648.00)	.00
	OTHER EXPENSES	15,352.36	21,075.00	5,722.64	72,566.80	84,300.00	11,733.20	84,300.00
RESERVES								
85000	Reserves - Contingency	3,269.01	3,268.97	(.04)	13,076.04	13,076.00	(.04)	13,076.00
	RESERVES	3,269.01	3,268.97	(.04)	13,076.04	13,076.00	(.04)	13,076.00
	TOTAL OPERATING EXPENSES	31,724.85	43,999.97	12,275.12	248,776.18	176,000.00	(72,776.18)	176,000.00
	NET OPERATING INCOME/(LOSS)	7,275.76	.00	7,275.76	(92,645.63)	.00	(92,645.63)	.00

(Unaudited - See Accountants' Compilation Report)

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 10/01/23

Ending account #: "Last"

Ending date: 12/31/23

*** 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	21,797.13	133,343.33	130,523.29	2,820.04	24,617.17
DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/02/23	AR0000	AR04	1,950.00		Owner Cash Receipts	
10/03/23	AR0000	AR04	3,250.00		Owner Cash Receipts	
10/03/23	AR0414	AR-414	1,300.00		Owner Cash Receipts	
10/06/23	AP4647	2743		128.00	FLORIDIAN PEST & TURF MGT	LAWN HAS SALT DAMAGE
10/06/23	AR0000	AR04	1,300.00		Owner Cash Receipts	
10/10/23	AR0000	AR04	1,300.00		Owner Cash Receipts	
10/10/23	AR0415	AR-415	675.00		Owner Cash Receipts	
10/12/23	AR0000	AR04	650.00		Owner Cash Receipts	
10/13/23	AP4651	2744		1,995.00	ACOMA ROOFING, INC	Repair bldgs 1 & 3
10/13/23	AP4651	2745		520.00	TOM MILLER LLC	Remove/replace bad pipe
10/13/23	AP4651	2746		225.00	PRO2CALL	Unit 4 Drywood Treatment
10/13/23	AP4651	2747		240.00	RCC ACCOUNTING	OCTOBER 2023
10/17/23	AR0000	AR04	650.00		Owner Cash Receipts	
10/20/23	AP4653	2748		219.51	DUKE ENERGY	DATE SERV: 09.13-10.11
10/20/23	AP4653	2749		166.04	FIREMASTER	MAINTENANCE, ANNUAL
10/22/23	RJ0006	RESTRANS		1,089.67	Reserve Transfer	
10/25/23	AR0000	AR04	1,300.00		Owner Cash Receipts	
10/26/23	AR0000	AR04	650.00		Owner Cash Receipts	
10/30/23	AR0000	AR04	650.00		Owner Cash Receipts	
10/31/23	CR0000	ADJUST	3,678.09		Spectrum	
10/31/23	CR0000	ADJUST	.29		Oct 2023 Interest	
10/31/23	CR0000	ADJUST	.75		Reverse Coupon Charge	
11/02/23	AR0000	AR04	1,950.00		Owner Cash Receipts	
11/03/23	AP4663	2750		12,165.40	FRONTLINE INSURANCE	1 OF 9 PAYMENT
11/03/23	AP4665	2751		1,391.00	PRO2CALL	TERMITE RENEWAL
11/03/23	AP4665	2752		225.00	SUN-N-SHADE LAWCARE, INC	LAWN CARE
11/03/23	AR0000	AR04	2,600.00		Owner Cash Receipts	
11/06/23	AR0000	AR04	650.00		Owner Cash Receipts	
11/07/23	AR0000	AR04	650.00		Owner Cash Receipts	
11/09/23	AR0000	AR04	650.00		Owner Cash Receipts	
11/09/23	AR0416	AR-416	1,975.00		Owner Cash Receipts	
11/10/23	AR0000	AR04	650.00		Owner Cash Receipts	
11/14/23	AR0000	AR04	650.00		Owner Cash Receipts	
11/16/23	AP4670	CK99999		50,374.48	FOUNDATION RISK PARTNERS	FRONTLINE RENEWAL 23-24
11/16/23	AP4672	99999		50,373.48	ACENTRIA INSURANCE	
11/16/23	GJ0310	TRANSFER	25,000.00		TRANS REV TO OPER COV INS	
11/16/23	GJ0311	RECLASS	50,373.48		ACENTRIA INS BACK OUT	
11/17/23	AP4671	2753		64.00	FLORIDIAN PEST & TURF MGT	LAWN HAS OLD STORM DAMAGE
11/17/23	AP4671	2754		810.00	PRO2CALL	DRYWOOD
11/17/23	AP4671	2755		100.00	PINELLAS SUNCOAST FIRE RE	INSP FEE PERM RESIDENCE
11/17/23	AP4671	2756		240.00	RCC ACCOUNTING	NOVEMBER 2023

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					
	11/22/23 RJ0006 RESTRANS 1,089.67 Reserve Transfer					
	11/27/23 AR0000 AR04 1,300.00 Owner Cash Receipts					
	11/29/23 AR0000 AR04 650.00 Owner Cash Receipts					
	11/30/23 CR0000 ADJUST 1,030.03 Spectrum					
	11/30/23 CR0000 ADJUST .16 Nov 2023 Interest					
	12/04/23 AP4679 CK99999 472.80 DUKE ENERGY DATES: 10.12 - 11.10					
	12/04/23 AR0000 AR04 5,200.00 Owner Cash Receipts					
	12/04/23 GJ0312 TRANSFER 5,000.00 RECORD TRANSFER FROM RESE					
	12/05/23 AR0000 AR04 1,300.00 Owner Cash Receipts					
	12/07/23 AR0000 AR04 650.00 Owner Cash Receipts					
	12/07/23 AR0417 AR-417 1,300.00 Owner Cash Receipts					
	12/08/23 AP4680 2757 27.45 HAMMOCK HARDWARE, INC. VARIOUS SUPPLIES					
	12/08/23 AP4680 2758 3,780.60 PINELLAS COUNTY UTILITIES DATES: 09.21 - 11.20					
	12/08/23 AP4680 2759 424.00 PRO2CALL DRYWOOD LOCALIZED SPOT					
	12/08/23 AP4680 2760 119.03 RICHARD C. COMMONS, P.A. 2ND NOTICE ANNUAL MEETING					
	12/11/23 AR0000 AR04 650.00 Owner Cash Receipts					
	12/13/23 AR0000 AR04 650.00 Owner Cash Receipts					
	12/15/23 AP4684 2761 240.00 RICHARD C. COMMONS, P.A. DECEMBER 2023 SERVICES					
	12/15/23 AR4685 503590 12,165.40 FRONTLINE - OVERPAYMENT					
	12/22/23 AP4689 2762 80.00 DEPT OF BUSINESS AND PROJ: FRIP006968					
	12/22/23 AP4689 2763 648.85 DUKE ENERGY DATES: 11.11 - 12.11					
	12/22/23 RJ0006 RESTRANS 1,089.67 Reserve Transfer					
	12/26/23 AR0000 AR04 1,300.00 Owner Cash Receipts					
	12/27/23 AR0418 AR-418 675.00 Owner Cash Receipts					
	12/29/23 AP4694 2764 164.58 RICHARD C. COMMONS, P.A. TIME AND EXP 2ND MAIL OUT					
	12/31/23 CR0000 ADJUST 1,030.03 Spectrum					
	12/31/23 CR0000 ADJUST .16 Dec 2023 Interest					
10600	Truist Bank - Reserves	44,464.43	3,388.75	30,000.00	26,611.25CR	17,853.18
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/22/23 RJ0006 RESTRANS 1,089.67 Reserve Transfer					
	10/31/23 CR0000 ADJUST 1.90 Oct 2023 Interest					
	11/16/23 GJ0310 TRANSFER 25,000.00 TRANS REV TO OPER COV INS					
	11/22/23 RJ0006 RESTRANS 1,089.67 Reserve Transfer					
	11/30/23 CR0000 ADJUST 73.80 Nov 2023 Interest					
	12/04/23 GJ0312 TRANSFER 5,000.00 RECORD TRANSFER FROM RESE					
	12/22/23 RJ0006 RESTRANS 1,089.67 Reserve Transfer					
	12/31/23 CR0000 ADJUST 44.04 Dec 2023 Interest					
10700	Truist Bank- Insurance	.00	.00	.00	.00	.00
10800	Truist Reserve CD#5531	.00	.00	.00	.00	.00
10850	Truist Reserve CD#1076	.00	.00	.00	.00	.00
11100	Accounts Receivable	600.00	39,000.00	39,075.00	75.00CR	525.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/23 AR4642 AR01 13,000.00 Apply Asmt/Opt Charges					
	10/01/23 AR4643 AR08 3,564.21 Prepaid Application					

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					
	10/02/23 AR0000 AR04 1,410.00 Owner Cash Receipts					
	10/03/23 AR0000 AR04 2,655.00 Owner Cash Receipts					
	10/03/23 AR0414 AR-414 1,270.00 Owner Cash Receipts					
	10/06/23 AR0000 AR04 1,300.00 Owner Cash Receipts					
	10/10/23 AR0000 AR04 850.79 Owner Cash Receipts					
	10/10/23 AR0415 AR-415 675.00 Owner Cash Receipts					
	10/12/23 AR0000 AR04 650.00 Owner Cash Receipts					
	10/17/23 AR0000 AR04 650.00 Owner Cash Receipts					
	11/01/23 AR4658 AR01 13,000.00 Apply Assmt/Opt Charges					
	11/01/23 AR4659 AR08 4,294.21 Prepaid Application					
	11/02/23 AR0000 AR04 1,410.00 Owner Cash Receipts					
	11/03/23 AR0000 AR04 2,575.00 Owner Cash Receipts					
	11/06/23 AR0000 AR04 650.00 Owner Cash Receipts					
	11/07/23 AR0000 AR04 650.00 Owner Cash Receipts					
	11/09/23 AR0000 AR04 200.79 Owner Cash Receipts					
	11/09/23 AR0416 AR-416 1,945.00 Owner Cash Receipts					
	11/10/23 AR0000 AR04 650.00 Owner Cash Receipts					
	11/14/23 AR0000 AR04 650.00 Owner Cash Receipts					
	12/01/23 AR4676 AR01 13,000.00 Apply Assmt/Opt Charges					
	12/01/23 AR4677 AR08 3,644.21 Prepaid Application					
	12/04/23 AR0000 AR04 4,635.00 Owner Cash Receipts					
	12/05/23 AR0000 AR04 1,300.00 Owner Cash Receipts					
	12/07/23 AR0000 AR04 650.00 Owner Cash Receipts					
	12/07/23 AR0417 AR-417 1,270.00 Owner Cash Receipts					
	12/11/23 AR0000 AR04 200.79 Owner Cash Receipts					
	12/13/23 AR0000 AR04 650.00 Owner Cash Receipts					
	12/27/23 AR0418 AR-418 675.00 Owner Cash Receipts					
11120	Accounts Receivable-Spec Asmnt	.00	.00	.00	.00	.00
11200	Prepaid Expenses	8,831.53	185,359.76	150,258.64	35,101.12	43,932.65
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/01/23 GJ0307 INSURANC 42,306.40 FRONTLINE #6841442866					
	11/01/23 GJ0308 RENEWAL 42,306.40 FRONTLINE INS RENEWAL					
	11/01/23 GJ0309 REVERSE 42,306.40 REVERSE FRONTLINE INS					
	11/01/23 GJ0314 CORPPINS 42,306.40 Correct PP Insurance					
	11/10/23 AP4666 VH2150 50,373.48 ACENTRIA INSURANCE RENEWAL					
	11/16/23 AP4670 CK99999 50,373.48 FOUNDATION RISK PARTNERS FRONTLINE RENEWAL 23-24					
	11/16/23 GJ0311 RECLASS 50,373.48 ACENTRIA INS BACK OUT					
	12/31/23 RJ0002 INSEXP 15,272.36 Insurance Allocation Exp					
13000	Due to Oper Acct	.00	.00	.00	.00	.00
13500	Due from Insurance to Reserve	.00	.00	.00	.00	.00
13600	Due from Op to Res	.00	30,000.00	.00	30,000.00	30,000.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/23 GJ0316 RESLOAN 30,000.00 Reserve Loan					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
13700	Due to Op from Ins	.00	.00	.00	.00	.00
18200	Utility Deposits	80.00	.00	.00	.00	80.00
20200	Accounts Payable	.00	74,346.94	76,867.34	2,520.40CR	2,520.40CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/06/23	AP4646	VH2139		128.00	FLORIDIAN PEST & TURF MGT	LAWN HAS SALT DAMAGE
10/06/23	AP4647	2743	128.00		FLORIDIAN PEST & TURF MGT	LAWN HAS SALT DAMAGE
10/09/23	AP4650	VH2140		520.00	TOM MILLER LLC	Remove/replace bad pipe
10/09/23	AP4650	VH2141		1,275.00	ACOMA ROOFING, INC	Repair bldgs 1 & 3
10/09/23	AP4650	VH2142		720.00	ACOMA ROOFING, INC	Temp repair A/C platform
10/09/23	AP4650	VH2143		225.00	PRO2CALL	Unit 4 Drywood Treatment
10/13/23	AP4650	VH2144		240.00	RCC ACCOUNTING	OCTOBER 2023
10/13/23	AP4651	2744	1,995.00		ACOMA ROOFING, INC	Repair bldgs 1 & 3
10/13/23	AP4651	2745	520.00		TOM MILLER LLC	Remove/replace bad pipe
10/13/23	AP4651	2746	225.00		PRO2CALL	Unit 4 Drywood Treatment
10/13/23	AP4651	2747	240.00		RCC ACCOUNTING	OCTOBER 2023
10/20/23	AP4652	VH2145		219.51	DUKE ENERGY	DATE SERV: 09.13-10.11
10/20/23	AP4652	VH2146		166.04	FIREMASTER	MAINTENANCE, ANNUAL
10/20/23	AP4653	2748	219.51		DUKE ENERGY	DATE SERV: 09.13-10.11
10/20/23	AP4653	2749	166.04		FIREMASTER	MAINTENANCE, ANNUAL
11/03/23	AP4661	VH2147		12,165.40	FRONTLINE INSURANCE	1 OF 9 PAYMENT
11/03/23	AP4663	2750	12,165.40		FRONTLINE INSURANCE	1 OF 9 PAYMENT
11/03/23	AP4664	VH2148		1,391.00	PRO2CALL	TERMITE RENEWAL
11/03/23	AP4664	VH2149		225.00	SUN-N-SHADE LAWN CARE, INC	LAWN CARE
11/03/23	AP4665	2751	1,391.00		PRO2CALL	TERMITE RENEWAL
11/03/23	AP4665	2752	225.00		SUN-N-SHADE LAWN CARE, INC	LAWN CARE
11/10/23	AP4666	VH2150		50,373.48	ACENTRIA INSURANCE	RENEWAL
11/16/23	AP4672	2150	50,373.48		ACENTRIA INSURANCE	
11/17/23	AP4670	VH2151		240.00	RCC ACCOUNTING	NOVEMBER 2023
11/17/23	AP4670	VH2153		345.00	PRO2CALL	DRYWOOD
11/17/23	AP4670	VH2154		465.00	PRO2CALL	DRYWOOD
11/17/23	AP4670	VH2155		100.00	PINELLAS SUNCOAST FIRE RE	INSP FEE PERM RESIDENCE
11/17/23	AP4670	VH2156		64.00	FLORIDIAN PEST & TURF MGT	LAWN HAS OLD STORM DAMAGE
11/17/23	AP4671	2753	64.00		FLORIDIAN PEST & TURF MGT	LAWN HAS OLD STORM DAMAGE
11/17/23	AP4671	2754	810.00		PRO2CALL	DRYWOOD
11/17/23	AP4671	2755	100.00		PINELLAS SUNCOAST FIRE RE	INSP FEE PERM RESIDENCE
11/17/23	AP4671	2756	240.00		RCC ACCOUNTING	NOVEMBER 2023
12/08/23	AP4679	VH2158		3,780.60	PINELLAS COUNTY UTILITIES	DATES: 09.21 - 11.20
12/08/23	AP4679	VH2159		119.03	RICHARD C. COMMONS, P.A.	2ND NOTICE ANNUAL MEETING
12/08/23	AP4679	VH2161		295.00	PRO2CALL	DRYWOOD LOCALIZED SPOT
12/08/23	AP4679	VH2162		129.00	PRO2CALL	DRYWOOD LOCALIZED SPOT
12/08/23	AP4679	VH2163		21.05	HAMMOCK HARDWARE, INC.	VARIOUS SUPPLIES
12/08/23	AP4679	VH2164		6.40	HAMMOCK HARDWARE, INC.	SPRINKLER DONUT LRG
12/08/23	AP4680	2757	27.45		HAMMOCK HARDWARE, INC.	VARIOUS SUPPLIES
12/08/23	AP4680	2758	3,780.60		PINELLAS COUNTY UTILITIES	DATES: 09.21 - 11.20
12/08/23	AP4680	2759	424.00		PRO2CALL	DRYWOOD LOCALIZED SPOT
12/08/23	AP4680	2760	119.03		RICHARD C. COMMONS, P.A.	2ND NOTICE ANNUAL MEETING
12/15/23	AP4683	VH2165		240.00	RICHARD C. COMMONS, P.A.	DECEMBER 2023 SERVICES
12/15/23	AP4684	2761	240.00		RICHARD C. COMMONS, P.A.	DECEMBER 2023 SERVICES
12/22/23	AP4688	VH2166		80.00	DEPT OF BUSINESS AND	PROJ: PRIP006968

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					
	12/22/23 AP4688 VH2167 648.85 DUKE ENERGY DATES: 11.11 - 12.11					
	12/22/23 AP4689 2762 80.00 DEPT OF BUSINESS AND PROJ: PRIP006968					
	12/22/23 AP4689 2763 648.85 DUKE ENERGY DATES: 11.11 - 12.11					
	12/29/23 AP4693 VH2168 164.58 RICHARD C. COMMONS, P.A. TIME AND EXP 2ND MAIL OUT					
	12/29/23 AP4694 2764 164.58 RICHARD C. COMMONS, P.A. TIME AND EXP 2ND MAIL OUT					
	12/31/23 GJ0315 PCUACC 2,520.40 PCU Accrual					
20400	Advanced Maintenance Fees	6,434.21CR	11,502.63	9,552.63	1,950.00	4,484.21CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/23 AR4643 AR08 3,564.21 Prepaid Application					
	10/02/23 AR0000 AR04 540.00 Owner Cash Receipts					
	10/03/23 AR0000 AR04 595.00 Owner Cash Receipts					
	10/03/23 AR0414 AR-414 30.00 Owner Cash Receipts					
	10/10/23 AR0000 AR04 449.21 Owner Cash Receipts					
	10/25/23 AR0000 AR04 1,300.00 Owner Cash Receipts					
	10/26/23 AR0000 AR04 650.00 Owner Cash Receipts					
	10/30/23 AR0000 AR04 650.00 Owner Cash Receipts					
	11/01/23 AR4659 AR08 4,294.21 Prepaid Application					
	11/02/23 AR0000 AR04 540.00 Owner Cash Receipts					
	11/03/23 AR0000 AR04 25.00 Owner Cash Receipts					
	11/09/23 AR0000 AR04 449.21 Owner Cash Receipts					
	11/09/23 AR0416 AR-416 30.00 Owner Cash Receipts					
	11/27/23 AR0000 AR04 1,300.00 Owner Cash Receipts					
	11/29/23 AR0000 AR04 650.00 Owner Cash Receipts					
	12/01/23 AR4677 AR08 3,644.21 Prepaid Application					
	12/04/23 AR0000 AR04 565.00 Owner Cash Receipts					
	12/07/23 AR0417 AR-417 30.00 Owner Cash Receipts					
	12/11/23 AR0000 AR04 449.21 Owner Cash Receipts					
	12/26/23 AR0000 AR04 1,300.00 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
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

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
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	96,778.20	96,778.20	.00	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/01/23 GJ0307 INSURANC 42,306.40 FRONTLINE #6841442866					
	11/01/23 GJ0308 RENEWAL 42,306.40 FRONTLINE INS RENEWAL					
	11/01/23 GJ0309 REVERSE 42,306.40 REVERSE FRONTLINE INS					
	11/01/23 GJ0314 CORPPINS 42,306.40 Correct PP Insurance					
	11/03/23 AP4661 VE2147 12,165.40 FRONTLINE INSURANCE 1 OF 9 PAYMENT					
	12/15/23 AR4685 503590 12,165.40 FRONTLINE - OVERPAYMENT					
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	30,000.00	30,000.00CR	30,000.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/23 GJ0316 RESLOAN 30,000.00 Reserve Loan					
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	34,642.43CR	.00	.00	.00	34,642.43CR
35010	Add: Transfers From Budget	9,807.03CR	.00	3,269.01	3,269.01CR	13,076.04CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/22/23 RJ0006 RESTRANS 1,089.67 Reserve Transfer					
	11/22/23 RJ0006 RESTRANS 1,089.67 Reserve Transfer					
	12/22/23 RJ0006 RESTRANS 1,089.67 Reserve Transfer					
35020	Add: Interest Income	14.97CR	.00	119.74	119.74CR	134.71CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/31/23 CR0000 ADJUST 1.90 Oct 2023 Interest					
	11/30/23 CR0000 ADJUST 73.80 Nov 2023 Interest					
	12/31/23 CR0000 ADJUST 44.04 Dec 2023 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	124,795.84CR	.00	.00	.00	124,795.84CR
40100	Assessment - Regular	117,000.00CR	.00	39,000.00	39,000.00CR	156,000.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/23 AR4642 AR01 13,000.00 Apply Assmt/Opt Charges					
	11/01/23 AR4658 AR01 13,000.00 Apply Assmt/Opt Charges					
	12/01/23 AR4676 AR01 13,000.00 Apply Assmt/Opt Charges					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
40400	Late Fees	125.00CR	.00	.00	.00	125.00CR
40500	Interest Income	4.94CR	.00	.61	.61CR	5.55CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/31/23 CR0000 ADJUST .29 Oct 2023 Interest					
	11/30/23 CR0000 ADJUST .16 Nov 2023 Interest					
	12/31/23 CR0000 ADJUST .16 Dec 2023 Interest					
70100	Office Supplies	534.33	284.61	.75	283.86	818.19
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/31/23 CR0000 ADJUST .75 Reverse Coupon Charge					
	11/16/23 AP4670 CK99999 1.00 FOUNDATION RISK PARTNERS FRONTLINE RENEWAL 23-24					
	12/08/23 AP4679 VH2159 119.03 RICHARD C. COMMONS, P.A. 2ND NOTICE ANNUAL MEETING					
	12/29/23 AP4693 VH2168 164.58 RICHARD C. COMMONS, P.A. TIME AND EXP 2ND MAIL OUT					
70200	Cable TV	13,943.95	2,060.06	3,678.09	1,618.03CR	12,325.92
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/31/23 CR0000 ADJUST 3,678.09 Spectrum					
	11/30/23 CR0000 ADJUST 1,030.03 Spectrum					
	12/31/23 CR0000 ADJUST 1,030.03 Spectrum					
70350	Accounting/Tax Prep	2,560.00	720.00	.00	720.00	3,280.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/13/23 AP4650 VH2144 240.00 RCC ACCOUNTING OCTOBER 2023					
	11/17/23 AP4670 VH2151 240.00 RCC ACCOUNTING NOVEMBER 2023					
	12/15/23 AP4683 VH2165 240.00 RICHARD C. COMMONS, P.A. DECEMBER 2023 SERVICES					
70400	Licenses/Permits/Fees	236.25	.00	.00	.00	236.25
72200	Electricity	3,195.80	1,341.16	.00	1,341.16	4,536.96
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/20/23 AP4652 VH2145 219.51 DUKE ENERGY DATE SERV: 09.13-10.11					
	12/04/23 AP4679 CK99999 472.80 DUKE ENERGY DATES: 10.12 - 11.10					
	12/22/23 AP4688 VH2167 648.85 DUKE ENERGY DATES: 11.11 - 12.11					
72300	Water/Sewer/Trash	19,814.76	6,301.00	.00	6,301.00	26,115.76
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/08/23 AP4679 VH2158 3,780.60 PINELLAS COUNTY UTILITIES DATES: 09.21 - 11.20					
	12/31/23 GJ0315 PCUACC 2,520.40 PCU Accrual					
72700	Fire Alarm & Equipment	.00	100.00	.00	100.00	100.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/17/23 AP4670 VH2155 100.00 PINELLAS SUNCOAST FIRE RE INSP FEE PERM RESIDENCE					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
73100	General Building	92,184.81	2,708.49	.00	2,708.49	94,893.30
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/09/23 AP4650 VH2140 520.00 TOM MILLER LLC Remove/replace bad pipe					
	10/09/23 AP4650 VH2141 1,275.00 ACOMA ROOFING, INC Repair bldgs 1 & 3					
	10/09/23 AP4650 VH2142 720.00 ACOMA ROOFING, INC Temp repair A/C platform					
	10/20/23 AP4652 VH2146 166.04 FIREMASTER MAINTENANCE, ANNUAL					
	12/08/23 AP4679 VH2163 21.05 HAMMOCK HARDWARE, INC. VARIOUS SUPPLIES					
	12/08/23 AP4679 VH2164 6.40 HAMMOCK HARDWARE, INC. SPRINKLER DONUT IRG					
73350	Pool Repairs & Services	5,334.76	.00	.00	.00	5,334.76
73400	Landscape Contract & Supplies	9,979.20	225.00	.00	225.00	10,204.20
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/03/23 AP4664 VH2149 225.00 SUN-N-SHADE LAWN CARE, INC LAWN CARE					
73500	Pest Control	2,246.00	3,042.00	.00	3,042.00	5,288.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/06/23 AP4646 VH2139 128.00 FLORIDIAN PEST & TURF MGT LAWN HAS SALT DAMAGE					
	10/09/23 AP4650 VH2143 225.00 PRO2CALL Unit 4 Drywood Treatment					
	11/03/23 AP4664 VH2148 1,391.00 PRO2CALL TERMITE RENEWAL					
	11/17/23 AP4670 VH2153 345.00 PRO2CALL DRYWOOD					
	11/17/23 AP4670 VH2154 465.00 PRO2CALL DRYWOOD					
	11/17/23 AP4670 VH2156 64.00 FLORIDIAN PEST & TURF MGT LAWN HAS OLD STORM DAMAGE					
	12/08/23 AP4679 VH2161 295.00 PRO2CALL DRYWOOD LOCALIZED SPOT					
	12/08/23 AP4679 VH2162 129.00 PRO2CALL DRYWOOD LOCALIZED SPOT					
75000	Insurance	42,566.44	15,272.36	.00	15,272.36	57,838.80
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/23 RJ0002 INSEXP 15,272.36 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					
	12/22/23 AP4688 VH2166 80.00 DEPT OF BUSINESS AND PROJ: PR1P006968					
75900	Unit #16 repairs	14,648.00	.00	.00	.00	14,648.00
85000	Reserves - Contingency	9,807.03	3,269.01	.00	3,269.01	13,076.04
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/22/23 RJ0006 RESTRANS 1,089.67 Reserve Transfer					
	11/22/23 RJ0006 RESTRANS 1,089.67 Reserve Transfer					
	12/22/23 RJ0006 RESTRANS 1,089.67 Reserve Transfer					
Grand totals:		.00	609,123.30	609,123.30	.00	.00

-- End of report --