



TAXES, BOOKKEEPING, AND FINANCIAL STRATEGIES

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Gulfside Villas, inc.

June 30, 2023 Financial

- 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

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

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GULFSIDE VILLAS, INC
BALANCE SHEET
As of 06/30/23

ASSETS

CURRENT ASSETS

Truist Bank-Operating	\$ 24,670.34
Accounts Receivable	1,375.00
Prepaid Expenses	22,542.52

Total Current Assets	\$ 48,587.86
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RESERVES

Truist Bank - Reserves	\$ 41,190.05
Total Reserves	\$ 41,190.05

OTHER ASSETS

Utility Deposits	\$ 80.00
Total Other Assets	\$ 80.00

TOTAL ASSETS	\$ 89,857.91
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LIABILITIES AND OWNERS' EQUITY

CURRENT LIABILITIES

Accounts Payable	\$ 3,354.93
Advanced Maintenance Fees	9,004.21
Total Current Liabilities	\$ 12,359.14

RESERVES

Reserves - Contingency	\$ 41,190.05
Total Reserves	\$ 41,190.05

OWNERS' EQUITY

Owners' Equity	\$ 124,795.84
Current Year Net Income/(Loss)	(88,487.12)
Total Owners' Equity	\$ 36,308.72

**TOTAL LIABILITIES AND
OWNERS' EQUITY**

\$ 89,857.91

(Unaudited)

GULFSIDE VILLAS, INC
SUBSIDIARY SCHEDULE
Period: 04/01/23 to 06/30/23

Description	Current Actual	Year-To-Date Actual
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As of 6/30/23

RESERVES - CONTINGENCY		
35001 Balance - Beginning of Year	.00	34,642.43
35010 Add: Transfers From Budget	1,524.27	6,538.02
35020 Add: Interest Income	5.06	9.60
TOTAL	<u>1,529.33</u>	<u>41,190.05</u>
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(Unaudited)

GULFSIDE VILLAS, INC
STATEMENT OF REVENUES AND EXPENSES-ACTUAL & BUDGET
Period: 04/01/23 to 06/30/23

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
FOR THE THREE AND SIX MONTHS ENDED 6/30/23							
INCOME							
40100 Assessment - Regular	40,800.00	39,000.00	1,800.00	78,000.00	78,000.00	.00	156,000.00
40400 Late Fees	25.00	.00	25.00	100.00	.00	100.00	.00
40500 Interest Income	2.01	.00	2.01	4.22	.00	4.22	.00
44000 Surplus Carryover	.00	5,000.01	(5,000.01)	.00	10,000.02	(10,000.02)	20,000.00
Subtotal Income	40,827.01	44,000.01	(3,173.00)	78,104.22	88,000.02	(9,895.80)	176,000.00
OPERATING EXPENSES							
GENERAL & ADMINISTRATIVE							
70100 Office Supplies	138.17	105.00	(33.17)	343.92	210.00	(133.92)	420.00
70200 Cable TV	3,090.06	2,853.00	(237.06)	6,165.60	5,706.00	(459.60)	11,412.00
70350 Accounting/Tax Prep	1,182.38	1,065.00	(117.38)	1,977.38	2,130.00	152.62	4,260.00
70400 Licenses/Permits/Fees	175.00	72.00	(103.00)	236.25	144.00	(92.25)	288.00
70500 Legal	.00	300.00	300.00	.00	600.00	600.00	1,200.00
GENERAL & ADMINISTRATIVE	4,585.61	4,395.00	(190.61)	8,723.15	8,790.00	66.85	17,580.00
OPERATING EXPENSES							
72200 Electricity	905.86	1,008.00	102.14	2,768.08	2,016.00	(752.08)	4,032.00
72300 Water/Sewer/Trash	8,331.85	6,873.00	(1,458.85)	14,501.81	13,746.00	(755.81)	27,492.00
72700 Fire Alarm & Equipment	.00	105.00	105.00	.00	210.00	210.00	420.00
OPERATING EXPENSES	9,237.71	7,986.00	(1,251.71)	17,269.89	15,972.00	(1,297.89)	31,944.00
REPAIRS & MAINTENANCE							
73100 General Building	72,887.10	2,400.00	(70,487.10)	76,290.87	4,800.00	(71,490.87)	9,600.00
73350 Pool Repairs & Services	3,444.76	2,325.00	(1,119.76)	4,389.76	4,650.00	260.24	9,300.00
73400 Landscape Contract & Supplies	2,000.22	1,050.00	(950.22)	8,004.20	2,100.00	(5,904.20)	4,200.00
73500 Pest Control	377.00	1,500.00	1,123.00	1,872.00	3,000.00	1,128.00	6,000.00
REPAIRS & MAINTENANCE	78,709.08	7,275.00	(71,434.08)	90,556.83	14,550.00	(76,006.83)	29,100.00

(Unaudited)

GULFSIDE VILLAS, INC
STATEMENT OF REVENUES AND EXPENSES-ACTUAL & BUDGET
Period: 04/01/23 to 06/30/23

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
FOR THE THREE AND SIX MONTHS ENDED 6/30/23								
OTHER EXPENSES								
75000	Insurance	15,767.99	21,039.00	5,271.01	28,855.45	42,078.00	13,222.55	84,156.00
75500	Taxes	.00	15.00	15.00	.00	30.00	30.00	60.00
75600	Bureau/Division Fees	.00	21.00	21.00	.00	42.00	42.00	84.00
75900	Unit #16 repairs	.00	.00	.00	14,648.00	.00	(14,648.00)	.00
	OTHER EXPENSES	15,767.99	21,075.00	5,307.01	43,503.45	42,150.00	(1,353.45)	84,300.00
RESERVES								
85000	Reserves - Contingency	1,524.27	3,269.01	1,744.74	6,538.02	6,538.02	.00	13,076.00
	RESERVES	1,524.27	3,269.01	1,744.74	6,538.02	6,538.02	.00	13,076.00
	TOTAL OPERATING EXPENSES	109,824.66	44,000.01	(65,824.65)	166,591.34	88,000.02	(78,591.32)	176,000.00
	NET OPERATING INCOME/(LOSS)	(68,997.65)	.00	(68,997.65)	(88,487.12)	.00	(88,487.12)	.00

(Unaudited)

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 04/01/23

Ending account #: "Last"

Ending date: 06/30/23

*** 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	90,104.62	52,394.91	117,829.19	65,434.28CR	24,670.34	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	04/03/23	AR0000	AR04	4,370.00		Owner Cash Receipts	
	04/04/23	AP4513	CK99999		4,809.00	AMERICAN BANKERS INS	Flood 040423-24
	04/04/23	AR0000	AR04	620.00		Owner Cash Receipts	
	04/04/23	AR0396	AR-396	1,270.00		Owner Cash Receipts	
	04/06/23	AR0000	AR04	1,300.00		Owner Cash Receipts	
	04/07/23	AP4509	2684		315.00	BELLEAIR POOL SERVICE & S	Pool Maint
	04/07/23	AP4509	2685		2,057.00	AMY GASS	ins chk sent in error
	04/07/23	AP4509	2686		5.13	HAMMOCK HARDWARE, INC.	Supplies
	04/07/23	AP4509	2687		3,625.73	PINELLAS COUNTY UTILITIES	0125-0324 Water
	04/07/23	AP4509	2688		150.00	SUN-N-SHADE LAWN CARE, INC	Lawn service.
	04/10/23	AR0000	AR04	650.00		Owner Cash Receipts	
	04/12/23	AR0000	AR04	650.00		Owner Cash Receipts	
	04/14/23	AP4514	2689		1,350.00	EL CHEAPO TREE SERVICE	Trim seagrapes
	04/18/23	AP4513	CK99999		1,030.00	SPECTRUM	Cable
	04/19/23	AR0000	AR04	650.00		Owner Cash Receipts	
	04/21/23	AP4516	2690		442.22	DUKE ENERGY	0314-0412
	04/21/23	AP4516	2691		175.00	FL DEPT OF HEALTH PINELLA	Pool permit
	04/21/23	AP4516	2692		240.00	RCC ACCOUNTING	April accounting
	04/21/23	AP4516	2693		192.59	PAUL ROTH	picnic table costco
	04/21/23	AP4516	2694		192.59	DAN RZEPKA	Costco
	04/22/23	RJ0006	RESTRANS		1,671.25	Reserve Transfer	
	04/25/23	AR0000	AR04	620.00		Owner Cash Receipts	
	04/26/23	AR0000	AR04	650.00		Owner Cash Receipts	
	04/28/23	AR0000	AR04	1,270.00		Owner Cash Receipts	
	04/30/23	CR0000	ADJUST	.73		Interest April	
	05/02/23	AR0000	AR04	1,270.00		Owner Cash Receipts	
	05/03/23	AR0000	AR04	2,480.00		Owner Cash Receipts	
	05/03/23	AR0397	AR-397	1,270.00		Owner Cash Receipts	
	05/04/23	AR0000	AR04	1,270.00		Owner Cash Receipts	
	05/05/23	AP4519	2695		26.25	HAMMOCK HARDWARE, INC.	Supplies
	05/05/23	AP4519	2696		50.22	LISA MUSICK	land materials
	05/05/23	AP4519	2697		97.42	RCC ACCOUNTING	1st Qtr Postage
	05/05/23	AP4519	2698		137.38	RCC ACCOUNTING	2nd Notice annual meet
	05/05/23	AP4524	2699		225.00	SUN-N-SHADE LAWN CARE, INC	Lawn service
	05/05/23	AP4526	2700		2,885.20	BELLEAIR POOL SERVICE & S	Intellichlor power center
	05/05/23	AP4530	2701		13,020.00	APRIMESOURCE SERVICES LLC	Fire repairs
	05/05/23	AP4535	2701	13,020.00		Void chk, APRIMESOURCE SE	Wrong vendo name
	05/05/23	AP4536	2702		13,020.00	TOM MILLER LLC	Fire repairs
	05/05/23	AR0000	AR04	650.00		Owner Cash Receipts	
	05/05/23	AR0398	AR-398	650.00		Owner Cash Receipts	
	05/09/23	AR0000	AR04	650.00		Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

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

	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/12/23	AP4538	2703		126.00	ARROW ENVIRONMENTAL SERVI	Pest control	
	05/12/23	AP4538	2704		1,800.00	FRANCIS MCKEE	0701-1231	
	05/12/23	AP4538	2705		1,128.00	TOM MILLER LLC	Paint copper	
	05/12/23	AP4538	2706		325.00	RCC ACCOUNTING	22 tax return	
	05/12/23	AP4540	2707		599.00	FLORIDA LEAK LOCATORS	Leak detection	
	05/12/23	AR0000	AR04	1,300.00		Owner Cash Receipts		
	05/18/23	AP4537	CK99999		1,030.03	SPECTRUM	Cable	
	05/19/23	AR0000	AR04	30.00		Owner Cash Receipts		
	05/19/23	AR0399	AR-399	150.00		Owner Cash Receipts		
	05/22/23	RJ0006	RESTRANS		1,671.25	Reserve Transfer		
	05/24/23	AR0000	AR04	150.00		Owner Cash Receipts		
	05/24/23	AR0400	AR-400	240.00		Owner Cash Receipts		
	05/24/23	RJ0006	RESTRANS	2,907.90		Reserve Transfer		
	05/25/23	AR0000	AR04	680.00		Owner Cash Receipts		
	05/25/23	AR0401	AR-401	150.00		Owner Cash Receipts		
	05/26/23	AP4544	2708		275.37	DUKE ENERGY	0413-0510 Elec	
	05/26/23	AP4544	2709		240.00	RCC ACCOUNTING	May Accounting	
	05/26/23	AR0000	AR04	650.00		Owner Cash Receipts		
	05/31/23	AR0000	AR04	650.00		Owner Cash Receipts		
	05/31/23	AR0402	AR-402	150.00		Owner Cash Receipts		
	05/31/23	CR0000	ADJUST	.68		Interest May		
	06/02/23	AP4552	2710		64.00	FLORIDIAN PEST & TURF MGT	Pest Control	
	06/02/23	AP4554	2711		5,684.74	PINELLAS COUNTY UTILITIES	0325-0524 Water	
	06/02/23	AR0000	AR04	2,570.00		Owner Cash Receipts		
	06/05/23	AR0000	AR04	2,600.00		Owner Cash Receipts		
	06/06/23	AR0000	AR04	650.00		Owner Cash Receipts		
	06/07/23	AR0403	AR-403	2,125.00		Owner Cash Receipts		
	06/09/23	AP4561	2712		244.56	BELLEAIR POOL SERVICE & S	Pool service	
	06/09/23	AP4561	2713		225.00	SUN-N-SHADE LAWN CARE, INC	Lawn service	
	06/09/23	AP4565	2714		55,923.54	P&R PRO COATINGS	Rep Mansard Trusses	
	06/09/23	AR0000	AR04	650.00		Owner Cash Receipts		
	06/12/23	AR0000	AR04	650.00		Owner Cash Receipts		
	06/12/23	GJ0304	COUPON		40.00	Coupon book		
	06/12/23	GJ0305	COUPON		.75	Coupon book		
	06/14/23	AR0000	AR04	650.00		Owner Cash Receipts		
	06/16/23	AP4567	2715		187.00	ARROW ENVIRONMENTAL SERVI	Pest Control	
	06/18/23	AP4560	CK99999		1,030.03	SPECTRUM	Cable	
	06/21/23	AR0404	AR-404	180.00		Owner Cash Receipts		
	06/22/23	RJ0006	RESTRANS		1,089.67	Reserve Transfer		
	06/23/23	AP4571	2716		240.00	RCC ACCOUNTING	June Accounting	
	06/26/23	AR0000	AR04	1,300.00		Owner Cash Receipts		
	06/28/23	AR0000	AR04	650.00		Owner Cash Receipts		
	06/30/23	AP4578	2717		188.27	DUKE ENERGY	0511-0612 Elec	
	06/30/23	CR0000	ADJUST	.60		Interest June		
10600	Truist Bank - Reserves			39,660.72	4,437.23	2,907.90	1,529.33	41,190.05
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/22/23	RJ0006	RESTRANS	1,671.25		Reserve Transfer		
	04/30/23	CR0000	ADJUST	1.65		Interest April		
	05/22/23	RJ0006	RESTRANS	1,671.25		Reserve Transfer		

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	05/24/23 RJ0006 RESTRANS		2,907.90	Reserve Transfer		
	05/31/23 CR0000 ADJUST	1.75		Interest May		
	06/22/23 RJ0006 RESTRANS	1,089.67		Reserve Transfer		
	06/30/23 CR0000 ADJUST	1.66		Interest June		
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	50.00	40,825.00	39,500.00	1,325.00	1,375.00

	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	04/01/23 AR4504 AR01	12,400.00		Apply Assmt/Opt Charges	
	04/01/23 AR4505 AR08		4,264.21	Prepaid Application	
	04/03/23 AR0000 AR04		3,695.00	Owner Cash Receipts	
	04/04/23 AR0000 AR04		620.00	Owner Cash Receipts	
	04/04/23 AR0396 AR-396		1,060.00	Owner Cash Receipts	
	04/06/23 AR0000 AR04		1,090.00	Owner Cash Receipts	
	04/10/23 AR0000 AR04		80.79	Owner Cash Receipts	
	04/12/23 AR0000 AR04		530.00	Owner Cash Receipts	
	04/19/23 AR0000 AR04		530.00	Owner Cash Receipts	
	04/28/23 AR0000 AR04		50.00	Owner Cash Receipts	
	05/01/23 AR4521 AR01	12,400.00		Apply Assmt/Opt Charges	
	05/01/23 AR4522 AR08		4,924.21	Prepaid Application	
	05/01/23 AR4533 AR01	3,000.00		Apply Assmt/Opt Charges	
	05/01/23 AR4534 AR08		955.00	Prepaid Application	
	05/02/23 AR0000 AR04		620.00	Owner Cash Receipts	
	05/03/23 AR0000 AR04		2,455.00	Owner Cash Receipts	
	05/03/23 AR0397 AR-397		1,030.00	Owner Cash Receipts	
	05/04/23 AR0000 AR04		1,270.00	Owner Cash Receipts	
	05/05/23 AR0000 AR04		650.00	Owner Cash Receipts	
	05/05/23 AR0398 AR-398		650.00	Owner Cash Receipts	
	05/09/23 AR0000 AR04		200.79	Owner Cash Receipts	
	05/12/23 AR0000 AR04		1,300.00	Owner Cash Receipts	
	05/19/23 AR0000 AR04		30.00	Owner Cash Receipts	
	05/19/23 AR0399 AR-399		150.00	Owner Cash Receipts	
	05/24/23 AR0000 AR04		150.00	Owner Cash Receipts	
	05/24/23 AR0400 AR-400		210.00	Owner Cash Receipts	
	05/25/23 AR0000 AR04		30.00	Owner Cash Receipts	
	05/25/23 AR0401 AR-401		125.00	Owner Cash Receipts	
	05/26/23 AR0000 AR04		30.00	Owner Cash Receipts	
	05/31/23 AR0402 AR-402		150.00	Owner Cash Receipts	
	06/01/23 AR4558 AR01	13,000.00		Apply Assmt/Opt Charges	
	06/01/23 AR4559 AR08		3,614.21	Prepaid Application	
	06/02/23 AR0000 AR04		2,030.00	Owner Cash Receipts	
	06/05/23 AR0000 AR04		2,575.00	Owner Cash Receipts	
	06/06/23 AR0000 AR04		650.00	Owner Cash Receipts	
	06/07/23 AR0403 AR-403		2,070.00	Owner Cash Receipts	
	06/09/23 AR0000 AR04		200.79	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
06/12/23	AR0000	AR04		650.00	Owner Cash Receipts	
06/14/23	AR0000	AR04		650.00	Owner Cash Receipts	
06/21/23	AR0404	AR-404		180.00	Owner Cash Receipts	
06/22/23	AR4575	AR02	25.00		Apply Late Fees	
06/26/23	AR0000	AR04		30.00	Owner Cash Receipts	
11120	Accounts Receivable-Spec Asmnt		.00	.00	.00	.00
11200	Prepaid Expenses		31,444.51	4,809.00	13,710.99	8,901.99CR 22,542.52
DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/04/23	AP4513	CK99999	4,809.00		AMERICAN BANKERS INS	Flood 040423-24
06/30/23	RJ0002	INSEXP		13,710.99	Insurance Allocation Exp	
13000	Due to Oper Acct		.00	.00	.00	.00
13500	Due from Insurance to Reserve		.00	.00	.00	.00
13600	Due from Op to Res		.00	.00	.00	.00
13700	Due to Op from Ins		.00	.00	.00	.00
18200	Utility Deposits		80.00	.00	.00	80.00
20200	Accounts Payable		4,333.55CR	109,790.76	108,812.14	978.62 3,354.93CR
DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
04/01/23	GJ0302	PCU	4,333.55		PCU Accrual	
04/07/23	AP4508	VH2067		5.13	HAMMOCK HARDWARE, INC.	Supplies
04/07/23	AP4508	VH2068		150.00	SUN-N-SHADE LAWN CARE, INC	Lawn service.
04/07/23	AP4508	VH2069		315.00	BELLEAIR POOL SERVICE & S	Pool Maint
04/07/23	AP4508	VH2070		2,057.00	AMY GASS	ins chk sent in error
04/07/23	AP4508	VH2071		3,625.73	PINELLAS COUNTY UTILITIES	0125-0324 Water
04/07/23	AP4509	2684	315.00		BELLEAIR POOL SERVICE & S	Pool Maint
04/07/23	AP4509	2685	2,057.00		AMY GASS	ins chk sent in error
04/07/23	AP4509	2686	5.13		HAMMOCK HARDWARE, INC.	Supplies
04/07/23	AP4509	2687	3,625.73		PINELLAS COUNTY UTILITIES	0125-0324 Water
04/07/23	AP4509	2688	150.00		SUN-N-SHADE LAWN CARE, INC	Lawn service
04/14/23	AP4513	VH2072		1,350.00	EL CHEAPO TREE SERVICE	Trim seagrapes
04/14/23	AP4514	2689	1,350.00		EL CHEAPO TREE SERVICE	Trim seagrapes
04/21/23	AP4515	VH2075		240.00	RCC ACCOUNTING	April accounting
04/21/23	AP4515	VH2076		442.22	DUKE ENERGY	0314-0412
04/21/23	AP4515	VH2077		175.00	FL DEPT OF HEALTH PINELLA	Pool permit
04/21/23	AP4515	VH2078		192.59	DAN RZEPKA	Costco
04/21/23	AP4515	VH2079		192.59	PAUL ROTH	picnic table costco
04/21/23	AP4516	2690	442.22		DUKE ENERGY	0314-0412
04/21/23	AP4516	2691	175.00		FL DEPT OF HEALTH PINELLA	Pool permit
04/21/23	AP4516	2692	240.00		RCC ACCOUNTING	April accounting
04/21/23	AP4516	2693	192.59		PAUL ROTH	picnic table costco
04/21/23	AP4516	2694	192.59		DAN RZEPKA	Costco
05/05/23	AP4518	VH2080		97.42	RCC ACCOUNTING	1st Qtr Postage

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/05/23	AP4518	VH2081		137.38	RCC ACCOUNTING	2nd Notice annual meet
05/05/23	AP4518	VH2082		26.25	HAMMOCK HARDWARE, INC.	Supplies
05/05/23	AP4518	VH2083		50.22	LISA MUSICK	land materials
05/05/23	AP4519	2695	26.25		HAMMOCK HARDWARE, INC.	Supplies
05/05/23	AP4519	2696	50.22		LISA MUSICK	land materials
05/05/23	AP4519	2697	97.42		RCC ACCOUNTING	1st Qtr Postage
05/05/23	AP4519	2698	137.38		RCC ACCOUNTING	2nd Notice annual meet
05/05/23	AP4523	VH2084		225.00	SUN-N-SHADE LAWN CARE, INC	Lawn service
05/05/23	AP4524	2699	225.00		SUN-N-SHADE LAWN CARE, INC	Lawn service
05/05/23	AP4525	VH2085		2,570.20	BELLEAIR POOL SERVICE & S	Intellichlor power center
05/05/23	AP4525	VH2086		315.00	BELLEAIR POOL SERVICE & S	Pool service
05/05/23	AP4526	2700	2,885.20		BELLEAIR POOL SERVICE & S	Intellichlor power center
05/05/23	AP4529	VH2087		13,020.00	APRIMESOURCE SERVICES LLC	Fire repairs
05/05/23	AP4530	2701	13,020.00		APRIMESOURCE SERVICES LLC	Fire repairs
05/05/23	AP4535	2701		13,020.00	Void chk, APRIMESOURCE SE	Wrong vendo name
05/05/23	AP4536	2702	13,020.00		TOM MILLER LLC	Fire repairs
05/12/23	AP4537	VH2088		1,128.00	TOM MILLER LLC	Paint copper
05/12/23	AP4537	VH2089		126.00	ARROW ENVIRONMENTAL SERVI	Pest control
05/12/23	AP4537	VH2091		325.00	RCC ACCOUNTING	22 tax return
05/12/23	AP4537	VH2092		1,800.00	FRANCIS MCKEE	0701-1231
05/12/23	AP4538	2703	126.00		ARROW ENVIRONMENTAL SERVI	Pest control
05/12/23	AP4538	2704	1,800.00		FRANCIS MCKEE	0701-1231
05/12/23	AP4538	2705	1,128.00		TOM MILLER LLC	Paint copper
05/12/23	AP4538	2706	325.00		RCC ACCOUNTING	22 tax return
05/12/23	AP4539	VH2094		599.00	FLORIDA LEAK LOCATORS	Leak detection
05/12/23	AP4540	2707	599.00		FLORIDA LEAK LOCATORS	Leak detection
05/26/23	AP4543	VH2095		240.00	RCC ACCOUNTING	May Accounting
05/26/23	AP4543	VH2096		275.37	DUKE ENERGY	0413-0510 Elec
05/26/23	AP4544	2708	275.37		DUKE ENERGY	0413-0510 Elec
05/26/23	AP4544	2709	240.00		RCC ACCOUNTING	May Accounting
06/02/23	AP4551	VH2097		64.00	FLORIDIAN PEST & TURF MGT	Pest Control
06/02/23	AP4552	2710	64.00		FLORIDIAN PEST & TURF MGT	Pest Control
06/02/23	AP4553	VH2098		5,684.74	PINELLAS COUNTY UTILITIES	0325-0524 Water
06/02/23	AP4554	2711	5,684.74		PINELLAS COUNTY UTILITIES	0325-0524 Water
06/09/23	AP4560	VH2099		244.56	BELLEAIR POOL SERVICE & S	Pool service
06/09/23	AP4560	VH2100		225.00	SUN-N-SHADE LAWN CARE, INC	Lawn service
06/09/23	AP4561	2712	244.56		BELLEAIR POOL SERVICE & S	Pool service
06/09/23	AP4561	2713	225.00		SUN-N-SHADE LAWN CARE, INC	Lawn service
06/09/23	AP4564	VH2102		55,923.54	P&R PRO COATINGS	Rep Mansard Trusses
06/09/23	AP4565	2714	55,923.54		P&R PRO COATINGS	Rep Mansard Trusses
06/16/23	AP4566	VH2103		126.00	ARROW ENVIRONMENTAL SERVI	Pest Control
06/16/23	AP4566	VH2104		61.00	ARROW ENVIRONMENTAL SERVI	Pest Control
06/16/23	AP4567	2715	187.00		ARROW ENVIRONMENTAL SERVI	Pest Control
06/23/23	AP4570	VH2105		240.00	RCC ACCOUNTING	June Accounting
06/23/23	AP4571	2716	240.00		RCC ACCOUNTING	June Accounting
06/30/23	AP4577	VH2106		188.27	DUKE ENERGY	0511-0612 Elec
06/30/23	AP4578	2717	188.27		DUKE ENERGY	0511-0612 Elec
06/30/23	GJ0306	PCU		3,354.93	PCU Accrual	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
20400	Advanced Maintenance Fees	12,039.21CR	13,757.63	10,722.63	3,035.00	9,004.21CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/01/23 AR4505 AR08	4,264.21		Prepaid Application		
	04/03/23 AR0000 AR04		675.00	Owner Cash Receipts		
	04/04/23 AR0396 AR-396		210.00	Owner Cash Receipts		
	04/06/23 AR0000 AR04		210.00	Owner Cash Receipts		
	04/10/23 AR0000 AR04		569.21	Owner Cash Receipts		
	04/12/23 AR0000 AR04		120.00	Owner Cash Receipts		
	04/19/23 AR0000 AR04		120.00	Owner Cash Receipts		
	04/25/23 AR0000 AR04		620.00	Owner Cash Receipts		
	04/26/23 AR0000 AR04		650.00	Owner Cash Receipts		
	04/28/23 AR0000 AR04		1,220.00	Owner Cash Receipts		
	05/01/23 AR4522 AR08	4,924.21		Prepaid Application		
	05/01/23 AR4534 AR08	955.00		Prepaid Application		
	05/02/23 AR0000 AR04		650.00	Owner Cash Receipts		
	05/03/23 AR0000 AR04		25.00	Owner Cash Receipts		
	05/03/23 AR0397 AR-397		240.00	Owner Cash Receipts		
	05/09/23 AR0000 AR04		449.21	Owner Cash Receipts		
	05/24/23 AR0400 AR-400		30.00	Owner Cash Receipts		
	05/25/23 AR0000 AR04		650.00	Owner Cash Receipts		
	05/25/23 AR0401 AR-401		25.00	Owner Cash Receipts		
	05/26/23 AR0000 AR04		620.00	Owner Cash Receipts		
	05/31/23 AR0000 AR04		650.00	Owner Cash Receipts		
	06/01/23 AR4559 AR08	3,614.21		Prepaid Application		
	06/02/23 AR0000 AR04		540.00	Owner Cash Receipts		
	06/05/23 AR0000 AR04		25.00	Owner Cash Receipts		
	06/07/23 AR0403 AR-403		55.00	Owner Cash Receipts		
	06/09/23 AR0000 AR04		449.21	Owner Cash Receipts		
	06/26/23 AR0000 AR04		1,270.00	Owner Cash Receipts		
	06/28/23 AR0000 AR04		650.00	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	.00	.00	.00	.00
23000	Due From Reserve Account	.00	.00	.00	.00	.00
23500	Due to Reserve from Insurance	.00	.00	.00	.00	.00
23600	Due to Res from Op	.00	.00	.00	.00	.00
31001	Balance - Beginning of Year	.00	.00	.00	.00	.00
31050	Less: Expenditures	.00	.00	.00	.00	.00
31101	Balance - Beginning of Year	.00	.00	.00	.00	.00
31110	Add: Transfers from Budget	.00	.00	.00	.00	.00
31120	Add: Interest Income	.00	.00	.00	.00	.00
31130	Add: Transfer from Sp Assessm	.00	.00	.00	.00	.00
31150	Less: Expenditures	.00	.00	.00	.00	.00
31201	Balance - Beginning of Year	.00	.00	.00	.00	.00
31210	Add: Transfers From Budget	.00	.00	.00	.00	.00
31250	Less: Expenditures	.00	.00	.00	.00	.00
31301	Balance - Beginning of Year	.00	.00	.00	.00	.00
31310	Add: Transfers from Budget	.00	.00	.00	.00	.00
31350	Less: Expenditures	.00	.00	.00	.00	.00
31401	Balance - Beginning of Year	.00	.00	.00	.00	.00
31410	Add: Transfers from Budget	.00	.00	.00	.00	.00
31501	Balance - Beginning of Year	.00	.00	.00	.00	.00
31510	Add: Transfers from Budget	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
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	5,013.75CR	2,907.90	4,432.17	1,524.27CR	6,538.02CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	04/22/23	RJ0006	RESTRANS		1,671.25	Reserve Transfer	
	05/22/23	RJ0006	RESTRANS		1,671.25	Reserve Transfer	
	05/24/23	RJ0006	RESTRANS	2,907.90		Reserve Transfer	
	06/22/23	RJ0006	RESTRANS		1,089.67	Reserve Transfer	
35020	Add: Interest Income	4.54CR	.00	5.06	5.06CR	9.60CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	04/30/23	CR0000	ADJUST		1.65	Interest April	
	05/31/23	CR0000	ADJUST		1.75	Interest May	
	06/30/23	CR0000	ADJUST		1.66	Interest June	
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	37,200.00CR	.00	40,800.00	40,800.00CR	78,000.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	04/01/23	AR4504	AR01		12,400.00	Apply Assmt/Opt Charges	
	05/01/23	AR4521	AR01		12,400.00	Apply Assmt/Opt Charges	
	05/01/23	AR4533	AR01		3,000.00	Apply Assmt/Opt Charges	
	06/01/23	AR4558	AR01		13,000.00	Apply Assmt/Opt Charges	
40400	Late Fees	75.00CR	.00	25.00	25.00CR	100.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	06/22/23	AR4575	AR02		25.00	Apply Late Fees	
40500	Interest Income	2.21CR	.00	2.01	2.01CR	4.22CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	04/30/23	CR0000	ADJUST		.73	Interest April	
	05/31/23	CR0000	ADJUST		.68	Interest May	
	06/30/23	CR0000	ADJUST		.60	Interest June	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
70100	Office Supplies	205.75	138.17	.00	138.17	343.92
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/05/23 AP4518 VH2080 97.42 RCC ACCOUNTING 1st Qtr Postage					
	06/12/23 GJ0304 COUPON 40.00 Coupon book					
	06/12/23 GJ0305 COUPON .75 Coupon book					
70200	Cable TV	3,075.54	3,090.06	.00	3,090.06	6,165.60
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/18/23 AP4513 CK99999 1,030.00 SPECTRUM Cable					
	05/18/23 AP4537 CK99999 1,030.03 SPECTRUM Cable					
	06/18/23 AP4560 CK99999 1,030.03 SPECTRUM Cable					
70350	Accounting/Tax Prep	795.00	1,182.38	.00	1,182.38	1,977.38
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/21/23 AP4515 VH2075 240.00 RCC ACCOUNTING April accounting					
	05/05/23 AP4518 VH2081 137.38 RCC ACCOUNTING 2nd Notice annual meet					
	05/12/23 AP4537 VH2091 325.00 RCC ACCOUNTING 22 tax return					
	05/26/23 AP4543 VH2095 240.00 RCC ACCOUNTING May Accounting					
	06/23/23 AP4570 VH2105 240.00 RCC ACCOUNTING June Accounting					
70400	Licenses/Permits/Fees	61.25	175.00	.00	175.00	236.25
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/21/23 AP4515 VH2077 175.00 FL DEPT OF HEALTH PINELLA Pool permit					
72200	Electricity	1,862.22	905.86	.00	905.86	2,768.08
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/21/23 AP4515 VH2076 442.22 DUKE ENERGY 0314-0412					
	05/26/23 AP4543 VH2096 275.37 DUKE ENERGY 0413-0510 Elec					
	06/30/23 AP4577 VH2106 188.27 DUKE ENERGY 0511-0612 Elec					
72300	Water/Sewer/Trash	6,169.96	12,665.40	4,333.55	8,331.85	14,501.81
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/01/23 GJ0302 PCU 4,333.55 PCU Accrual					
	04/07/23 AP4508 VH2071 3,625.73 PINELLAS COUNTY UTILITIES 0125-0324 Water					
	06/02/23 AP4553 VH2098 5,684.74 PINELLAS COUNTY UTILITIES 0325-0524 Water					
	06/30/23 GJ0306 PCU 3,354.93 PCU Accrual					
73100	General Building	3,403.77	72,887.10	.00	72,887.10	76,290.87
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/07/23 AP4508 VH2067 5.13 HAMMOCK HARDWARE, INC. Supplies					
	04/21/23 AP4515 VH2078 192.59 DAN RZEPKA Costco					
	04/21/23 AP4515 VH2079 192.59 PAUL ROTH picnic table costco					
	05/05/23 AP4518 VH2082 26.25 HAMMOCK HARDWARE, INC. Supplies					
	05/05/23 AP4529 VH2087 13,020.00 APRIMESOURCE SERVICES LLC Fire repairs					
	05/12/23 AP4537 VH2088 1,128.00 TOM MILLER LLC Paint copper					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/12/23 AP4537 VH2092 1,800.00 FRANCIS MCKEE 0701-1231					
	05/12/23 AP4539 VH2094 599.00 FLORIDA LEAK LOCATORS Leak detection					
	06/09/23 AP4564 VH2102 55,923.54 P&R PRO COATINGS Rep Mansard Trusses					
73350	Pool Repairs & Services	945.00	3,444.76	.00	3,444.76	4,389.76
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/07/23 AP4508 VH2069 315.00 BELLEAIR POOL SERVICE & S Pool Maint					
	05/05/23 AP4525 VH2085 2,570.20 BELLEAIR POOL SERVICE & S Intellichlor power center					
	05/05/23 AP4525 VH2086 315.00 BELLEAIR POOL SERVICE & S Pool service					
	06/09/23 AP4560 VH2099 244.56 BELLEAIR POOL SERVICE & S Pool service					
73400	Landscape Contract & Supplies	6,003.98	2,000.22	.00	2,000.22	8,004.20
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/07/23 AP4508 VH2068 150.00 SUN-N-SHADE LAWN CARE, INC Lawn service					
	04/14/23 AP4513 VH2072 1,350.00 EL CHEAPO TREE SERVICE Trim seagrapes					
	05/05/23 AP4518 VH2083 50.22 LISA MUSICK Land materials					
	05/05/23 AP4523 VH2084 225.00 SUN-N-SHADE LAWN CARE, INC Lawn service					
	06/09/23 AP4560 VH2100 225.00 SUN-N-SHADE LAWN CARE, INC Lawn service					
73500	Pest Control	1,495.00	377.00	.00	377.00	1,872.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	05/12/23 AP4537 VH2089 126.00 ARROW ENVIRONMENTAL SERVI Pest control					
	06/02/23 AP4551 VH2097 64.00 FLORIDIAN PEST & TURF MGT Pest Control					
	06/16/23 AP4566 VH2103 126.00 ARROW ENVIRONMENTAL SERVI Pest Control					
	06/16/23 AP4566 VH2104 61.00 ARROW ENVIRONMENTAL SERVI Pest Control					
75000	Insurance	13,087.46	15,767.99	.00	15,767.99	28,855.45
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/07/23 AP4508 VH2070 2,057.00 AMY GASS ins chk sent in error					
	06/30/23 RJ0002 INSEXP 13,710.99 Insurance Allocation Exp					
75900	Unit #16 repairs	14,648.00	.00	.00	.00	14,648.00
85000	Reserves - Contingency	5,013.75	4,432.17	2,907.90	1,524.27	6,538.02
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/22/23 RJ0006 RESTRANS 1,671.25 Reserve Transfer					
	05/22/23 RJ0006 RESTRANS 1,671.25 Reserve Transfer					
	05/24/23 RJ0006 RESTRANS 2,907.90 Reserve Transfer					
	06/22/23 RJ0006 RESTRANS 1,089.67 Reserve Transfer					
Grand totals:		.00	345,988.54	345,988.54	.00	.00

-- End of report --