

Master

Preferred Accounting Services, Inc.

COSTA DEL SOL ASSOCIATION

Monday, May 5, 2025

COSTA DEL SOL ASSOCIATION

BALANCE SHEET

Master

As of: 02/28/2025

Assets

Account #	Account Name	Total
Asset		
01015-000	Cash - BB&T Operating	\$240,848.87
01025-000	Cash - BB&T - Golf Spec Assess	\$11,301.15
01036-000	Cash - City National Sec Dep. - Master	\$403,464.98
01038-000	Cash - Bco Popular Loan Proceeds	\$6,790.83
01066-000	Cash - Bco Popular Oper Reserv	\$308,702.29
01070-000	Cash - Reserves	\$1,861,626.69
01200-000	Owner Assessments Receivable	\$67,729.97
01215-000	Allowance for Bad Debts	(\$32,986.00)
01401-000	Loan Costa del Sol Golf 2014 - Master	\$100,000.12
01515-000	Due (to)from Master	(\$2,126,738.48)
01610-000	Prepaid Insurance	\$1,833,683.06
01620-000	Prepaid Expenses	\$291.80
01631-000	Golf Course - Building - Master	\$731,206.00
01632-000	Golf Course - Land - Master	\$1,068,794.00
01640-000	Accumulated Depreciation - Master	(\$268,106.15)
	ASSET TOTAL:	<u>\$4,206,609.13</u>
	TOTAL ASSETS:	<u><u>\$4,206,609.13</u></u>

Liabilities

Account #	Account Name	Total
Liability		
02001-000	Accounts Payable	\$67,616.14
02004-000	Loan Bco Popular (Paving - Entrance)	\$1,298,167.30
02005-000	Accrued Expenses	\$7,200.00
02006-000	Loan Repayment	\$300,630.98
02007-000	Insurance Note Payable	\$1,810,799.70
02008-000	Insurance Settlement	\$12,274.26
02012-000	Clubhouse Deposit	\$3,000.00
02015-000	Security Deposits	\$397,391.00
02016-000	Credit Card	(\$114.86)
02017-000	Insurance Claim Liability - Master	\$26,256.05
02018-000	Deferred Cable Cost - Master	\$333,490.63
02500-000	Prepaid Owner Assessments	\$181,553.51
	LIABILITY TOTAL:	<u>\$4,438,264.71</u>
	TOTAL LIABILITIES:	<u><u>\$4,438,264.71</u></u>

Equity

Account #	Account Name	Total
Reserves		
03030-000	Reserves Interest	\$1,775.63
03040-000	Spec Project - Front Door	\$68,450.12
03041-000	Special Project - Asphalt	(\$1.00)
03042-000	Operating Contingency	\$107,833.38
03101-000	Reserve - A/C Equip 10T Rooft - Master	\$9,746.60
03102-000	Reserve - A/C Equip 3 TON Unit - Master	\$2,155.68
03103-000	Reserve - Awnings - Master	\$14,895.96
03104-000	Reserve - Carpet - Master	\$4,140.00
03105-000	Reserve - Furniture Office - Master	\$31,886.96
03106-000	Reserve - Flooring Tile - Master	\$1,959.97
03107-000	Reserve - Flooring Wood Compos - Master	\$3,618.54
03108-000	Reserve - Interior Painting - Master	\$7,787.52
03109-000	Reserve - Exterior Painting - Master	\$100.48
03110-000	Reserve - Kitchen/Breakroom - Master	(\$2,955.54)
03111-000	Reserve - Clubhouse Restrooms - Master	\$7,232.62
03112-000	Reserve - Pool Restrooms - Master	\$16,745.34
03113-000	Reserve - Court Resurface - Master	\$11,699.94
03114-000	Reserve - Court Lighting - Master	\$6,761.29
03115-000	Reserve - Court Fencing & Scre - Master	\$5,391.48
03116-000	Reserve - Furniture Pool - Master	\$9,827.08
03117-000	Reserve - Pool deck Surface - Master	\$28,326.04
03118-000	Reserve - Pool Deck Fence & Ga - Master	\$10,172.04
03119-000	Reserve - Asphalt Pavi. Overla - Master	\$96,179.27
03120-000	Reserve - Asphalt Sealcoat - Master	\$145,918.05
03121-000	Reserve - Playground Equipment - Master	(\$29,151.14)
03122-000	Reserve - Play Fence & Gate - Master	\$5,790.00
03123-000	Reserve - Roof Flat - Master	\$15,950.20
03124-000	Reserve - Roof Tile - Master	\$8,865.16
03125-000	Reserve - Signage Entry Monume - Master	\$1,645.14
03126-000	Reserve - Signage Street Direc - Master	(\$4,777.85)
03127-000	Reserve - Mailboxes - Master	\$2,859.84
03128-000	Reserve - Street Lights - Master	\$85,659.41
03129-000	Reserve - Per. Fence ChainLink - Master	\$29,504.38
03130-000	Reserve - Per. Fence Aluminum - Master	(\$117.30)
03131-000	Reserve - Irrigation Pumps 31 - Master	\$5,830.58
03132-000	Reserve - Gate Barrier Arm - Master	\$6,976.14
03133-000	Reserve - Gates Aluminum - Master	\$7,324.88
03134-000	Reserve - Gates Motors - Master	\$9,259.76
03135-000	Reserve - Gates Software Updat - Master	\$20,708.26
03136-000	Reserve - Golf Building - Master	(\$3,393.18)
03137-000	Reserve - Irrigation Pumps	(\$3,688.65)
03138-000	Reserve - Pool Motor/ Mechanic	(\$4,330.92)
	RESERVES TOTAL:	\$744,562.16
Members Equity		
03800-000	Retained Earnings	(\$1,008,013.21)
	MEMBERS EQUITY TOTAL:	(\$1,008,013.21)
	Current Year Net Income/(Loss)	\$31,795.47
	TOTAL EQUITY:	(\$231,655.58)

Account #	Account Name	Total
	TOTAL LIABILITIES AND EQUITY:	<u>\$4,206,609.13</u>

COSTA DEL SOL ASSOCIATION

INCOME STATEMENT

Master

Start: 02/01/2025 | End: 02/28/2025

Income

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
Income							
40001-000 Income	452,945.12	453,031.40	(86.28)	905,890.24	906,062.80	(172.56)	5,436,376.77
40002-000 Reserve Income	20,181.33	20,181.33	0.00	40,362.66	40,362.66	0.00	242,175.93
40011-000 Late Fee Income	1,725.00	1,000.00	725.00	(750.00)	2,000.00	(2,750.00)	12,000.00
40015-000 Legal Fee Income	2,250.00	500.00	1,750.00	750.00	1,000.00	(250.00)	6,000.00
40030-000 Screening Fees	1,100.00	1,200.00	(100.00)	1,500.00	2,400.00	(900.00)	14,400.00
40056-000 Violation Fees	78.00	250.00	(172.00)	78.00	500.00	(422.00)	3,000.00
40060-000 Transponder Income	520.00	600.00	(80.00)	1,205.00	1,200.00	5.00	7,200.00
40079-000 Clubhouse Rental	600.00	700.00	(100.00)	1,100.00	1,400.00	(300.00)	8,400.00
40080-000 Interest Income	3.51	250.00	(246.49)	959.30	500.00	459.30	3,000.00
40081-000 Reserve Interest Income	704.47	650.00	54.47	1,775.63	1,300.00	475.63	7,800.00
40090-000 Miscellaneous Income	100.00	250.00	(150.00)	250.00	500.00	(250.00)	3,000.00
41008-000 Tennis Income	1,400.00	1,450.00	(50.00)	2,800.00	2,900.00	(100.00)	17,400.00
Income Total	481,607.43	480,062.73	1,544.70	955,920.83	960,125.46	(4,204.63)	5,760,752.70
Total Income	481,607.43	480,062.73	1,544.70	955,920.83	960,125.46	(4,204.63)	5,760,752.70

Expense

Account	Actual	Budget	Current Variance	Actual	Budget	Year to Date Variance	Yearly Budget
General & Administrative							
50005-000 Audit/Tax Preparation	0.00	2,350.00	2,350.00	0.00	4,700.00	4,700.00	28,200.00
50008-000 Accounting Fees	8,300.00	8,300.00	0.00	16,600.00	16,600.00	0.00	99,600.00
50012-000 Bad Debts	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
50022-000 Computer System	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
50023-000 Computer Software	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
50043-000 Transponder Expense	0.00	650.00	650.00	0.00	1,300.00	1,300.00	7,800.00
50045-000 Legal Fees	6,432.05	3,000.00	(3,432.05)	8,997.05	6,000.00	(2,997.05)	36,000.00
50046-000 Legal Fees Collections	0.00	500.00	500.00	1,500.00	1,000.00	(500.00)	6,000.00
50048-000 Annual Condo Fees	0.00	256.00	256.00	0.00	512.00	512.00	3,072.00
50050-000 Licenses, Taxes, Permits	1,564.90	1,000.00	(564.90)	1,965.30	2,000.00	34.70	12,000.00
50053-000 Corporate Annual Report	0.00	15.00	15.00	195.00	30.00	(165.00)	180.00
50055-000 Meeting Expenses/Refreshments	0.00	200.00	200.00	3.16	400.00	396.84	2,400.00
50057-000 Social Committe	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
50080-000 Postage	67.41	300.00	232.59	776.73	600.00	(176.73)	3,600.00
50084-000 Special Project Entrance - Asp...	19,000.00	19,000.00	0.00	38,000.00	38,000.00	0.00	228,000.00
50085-000 Office Supplies	1,448.06	850.00	(598.06)	2,429.96	1,700.00	(729.96)	10,200.00
50086-000 Printing	69.55	500.00	430.45	3,858.70	1,000.00	(2,858.70)	6,000.00
50090-000 Professional Fees	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
51007-000 Real Estate Taxes	0.00	3,333.33	3,333.33	0.00	6,666.66	6,666.66	40,000.00
51009-000 Bank Charges	92.00	70.00	(22.00)	162.00	140.00	(22.00)	840.00
51010-000 Square Fees	(7.68)	0.00	7.68	32.28	0.00	(32.28)	0.00
51012-000 Screening Fees	154.00	550.00	396.00	961.80	1,100.00	138.20	6,600.00
51013-000 Uniforms Contract	295.16	250.00	(45.16)	660.91	500.00	(160.91)	3,000.00
General & Administrative Total	37,415.45	42,224.33	4,808.88	76,142.89	84,448.66	8,305.77	506,692.00

Insurance							
52031-000 Property	153,427.90	165,833.33	12,405.43	306,856.80	331,666.66	24,809.86	1,990,000.00

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
52032-000 Umbrella Insurance	3,742.25	1,890.89	(1,851.36)	7,484.50	3,781.78	(3,702.72)	22,690.64
52033-000 Liability	16,887.50	13,000.00	(3,887.50)	33,775.00	26,000.00	(7,775.00)	156,000.00
52034-000 Flood Insurance	15,912.20	16,666.67	754.47	31,891.40	33,333.34	1,441.94	200,000.00
52035-000 Directors & Officers Inc	1,222.94	2,273.92	1,050.98	2,445.88	4,547.84	2,101.96	27,287.00
52036-000 Fidelity Bond	549.17	580.58	31.41	1,098.34	1,161.16	62.82	6,967.00
52037-000 Auto Insurance	282.25	237.27	(44.98)	564.50	474.54	(89.96)	2,847.23
52039-000 Workers Compensation	1,553.41	398.33	(1,155.08)	3,106.82	796.66	(2,310.16)	4,780.00
52040-000 Insurance Finance Charges	5,649.33	5,448.06	(201.27)	11,298.66	10,896.12	(402.54)	65,376.72
Insurance Total	199,226.95	206,329.05	7,102.10	398,521.90	412,658.10	14,136.20	2,475,948.59
Utilities							
54050-000 Electricity	4,758.99	5,000.00	241.01	8,918.29	10,000.00	1,081.71	60,000.00
54070-000 Water & Sewer	8,672.04	1,500.00	(7,172.04)	11,343.25	3,000.00	(8,343.25)	18,000.00
54080-000 Gas/Fuel Oil	0.00	50.00	50.00	40.00	100.00	60.00	600.00
54100-000 Telephone	469.81	475.00	5.19	939.36	950.00	10.64	5,700.00
Utilities Total	13,900.84	7,025.00	(6,875.84)	21,240.90	14,050.00	(7,190.90)	84,300.00
Contract Services							
60013-000 Cable Television	61,503.76	61,500.00	(3.76)	123,007.52	123,000.00	(7.52)	738,000.00
60015-000 IT Support Contract	2,041.11	1,500.00	(541.11)	6,168.59	3,000.00	(3,168.59)	18,000.00
60021-000 Drinking Water Contract	86.38	90.00	3.62	172.76	180.00	7.24	1,080.00
60030-000 Photocopier Lease	0.00	450.00	450.00	0.00	900.00	900.00	5,400.00
60090-000 Lawn Maintenance Contract	27,213.00	27,166.67	(46.33)	54,426.00	54,333.34	(92.66)	326,000.00
60095-000 Lawn Pest/Rodent Control	4,385.00	2,500.00	(1,885.00)	6,705.00	5,000.00	(1,705.00)	30,000.00
61020-000 Pool Chemicals Supplies	0.00	1,500.00	1,500.00	0.00	3,000.00	3,000.00	18,000.00
61045-000 Security Services	28,246.72	30,000.00	1,753.28	57,081.68	60,000.00	2,918.32	360,000.00
61046-000 Golf Cart Contract - Expenses	0.00	700.00	700.00	0.00	1,400.00	1,400.00	8,400.00
61055-000 Trash Removal	29,230.98	29,814.68	583.70	58,915.96	59,629.36	713.40	357,776.18
61070-000 Lake Water Treatment	713.00	720.00	7.00	1,426.00	1,440.00	14.00	8,640.00
Contract Services Total	153,419.95	155,941.35	2,521.40	307,903.51	311,882.70	3,979.19	1,871,296.18
Personnel Expense							
65010-000 Management Salaries	7,343.08	7,500.00	156.92	18,357.60	15,000.00	(3,357.60)	90,000.00
65011-000 On-Site Administrative Staff	8,318.20	6,620.00	(1,698.20)	18,550.35	13,240.00	(5,310.35)	79,440.00
65018-000 Maintenance Salaries	8,096.00	12,500.00	4,404.00	24,902.00	25,000.00	98.00	150,000.00
65025-000 Payroll Process Fees	750.00	750.00	0.00	1,500.00	1,500.00	0.00	9,000.00
65027-000 Payroll & Benefits - Rec Staff	1,760.77	2,291.67	530.90	4,847.55	4,583.34	(264.21)	27,500.00
65035-000 Employee Bonuses	0.00	583.33	583.33	0.00	1,166.66	1,166.66	7,000.00
Personnel Expense Total	26,268.05	30,245.00	3,976.95	68,157.50	60,490.00	(7,667.50)	362,940.00
Maintenance							
70030-000 Special Project	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
70032-000 R & M Clubhouse	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
70037-000 R&M Tennis Courts	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
70045-000 R&M Electrical	0.00	0.00	0.00	267.40	0.00	(267.40)	0.00
70048-000 R & M Irrigation Sprinkler	144.83	1,666.67	1,521.84	144.83	3,333.34	3,188.51	20,000.00
70065-000 R & M Golf Cart	606.62	250.00	(356.62)	1,213.24	500.00	(713.24)	3,000.00
70090-000 R & M Plumbing	0.00	1,200.00	1,200.00	85.57	2,400.00	2,314.43	14,400.00
70094-000 R&M-Pool Furniture	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
70095-000 R&M Pool	1,200.00	250.00	(950.00)	1,200.00	500.00	(700.00)	3,000.00
70096-000 R&M-Pumps & Motors	0.00	25.00	25.00	0.00	50.00	50.00	300.00
71036-000 Landscape Replacement	800.00	3,000.00	2,200.00	800.00	6,000.00	5,200.00	36,000.00
71037-000 R&M-Fountains	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
71038-000 Tree Trimming	0.00	4,583.33	4,583.33	0.00	9,166.66	9,166.66	55,000.00
71042-000 Security Cameras	0.00	125.00	125.00	0.00	250.00	250.00	1,500.00
71055-000 Drain Cleaning	0.00	1,750.00	1,750.00	0.00	3,500.00	3,500.00	21,000.00

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
71070-000 R&M-Gate Equipment	1,538.61	600.00	(938.61)	2,795.99	1,200.00	(1,595.99)	7,200.00
71075-000 R&M-Doors & Locks	0.00	50.00	50.00	0.00	100.00	100.00	600.00
71080-000 R&M Vehicle	0.00	50.00	50.00	0.00	100.00	100.00	600.00
71090-000 Maintenance Supplies	804.04	1,000.00	195.96	2,978.97	2,000.00	(978.97)	12,000.00
71092-000 Janitorial Supplies	0.00	500.00	500.00	363.27	1,000.00	636.73	6,000.00
71093-000 Fire Inspection	0.00	400.00	400.00	0.00	800.00	800.00	4,800.00
71094-000 Vandalism	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
71095-000 Lighting Supplies	0.00	416.67	416.67	171.10	833.34	662.24	5,000.00
Maintenance Total	5,094.10	17,466.67	12,372.57	10,020.37	34,933.34	24,912.97	209,600.00
Reserve Contributions							
80001-000 Reserves Transfers	20,181.33	20,181.33	0.00	40,362.66	40,362.66	0.00	242,175.93
80010-000 Reserve Interest Transfer	704.47	650.00	(54.47)	1,775.63	1,300.00	(475.63)	7,800.00
Reserve Contributions Total	20,885.80	20,831.33	(54.47)	42,138.29	41,662.66	(475.63)	249,975.93
Total Expense	456,211.14	480,062.73	23,851.59	924,125.36	960,125.46	36,000.10	5,760,752.70
Net Income	25,396.29	0.00	25,396.29	31,795.47	0.00	31,795.47	0.00

COSTA DEL SOL ASSOCIATION

GENERAL LEDGER DETAIL

Master

As of: Start: 02/01/2025 | End: 02/28/2025

Account				Balance Forward	Debits	Credits	Ending Balance
01015-000 Cash - BB&T Operating				\$402,143.61	\$668,365.31	\$829,660.05	\$240,848.87
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	AR 604569 - Cash Receipts - Direct Debit	461837415		One Time Payment	\$900.00	\$0.00	
2/1/2025	AR 604795 - Cash Receipts - Direct Debit	462196120		One Time Payment	\$854.50	\$0.00	
2/1/2025	AR 604858 - Cash Receipts - Direct Debit	462368023		One Time Payment	\$840.00	\$0.00	
2/2/2025	AR 604888 - Cash Receipts - Direct Debit	462460058		One Time Payment	\$823.91	\$0.00	
2/2/2025	AR 604937 - Cash Receipts - Direct Debit	462627621		One Time Payment	\$840.00	\$0.00	
2/3/2025	AR 605485 - Cash Receipts - Lockbox	0000000001			\$347,677.88	\$0.00	
2/4/2025	AR 604772 - Cash Receipts - Direct Debit	463528872		Automated Payment for Apply Charges Batch #604610	\$44,718.33	\$0.00	
2/4/2025	AP 605549 - Print Check	21463	ACE-24 - ACE POOL & SPA	MASTER - RESURFACING PERMITS	\$0.00	\$1,200.00	
2/4/2025	AR 605936 - Cash Receipts - Lockbox	0000000004			\$31,106.33	\$0.00	
2/5/2025	AP 605201 - Hand Written Check	1	F002-22 - FPL	12/17/24 - 01/16/25	\$0.00	\$30.82	
2/5/2025	AP 605204 - Hand Written Check	1	F002-22 - FPL	12/17/24 - 01/16/25	\$0.00	\$203.17	
2/5/2025	AR 606001 - Cash Receipts - Direct Debit	464005417		One Time Payment	\$860.00	\$0.00	
2/5/2025	AR 606155 - Cash Receipts - Miscellaneous			App/Clubhouse	\$1,900.00	\$0.00	
2/5/2025	AR 606278 - Cash Receipts - Direct Debit	464281189		One Time Payment	\$850.00	\$0.00	
2/5/2025	AR 606850 - Cash Receipts - Lockbox	0000000003			\$22,108.59	\$0.00	
2/5/2025	AP 622999 - Hand Written Check	1	VER-23 - VERVE CLOUD, INC	MASTER FEB 2025	\$0.00	\$291.57	
2/5/2025	AR 649624 - Backout Payment	0000000001			\$0.00	\$840.00	
2/5/2025	AR 649626 - Backout Payment	0000000001			\$0.00	\$840.00	
2/5/2025	AR 649628 - Backout Payment	0000000001			\$0.00	\$915.00	
2/6/2025	AR 606345 - Cash Receipts - Direct Debit	464337297		One Time Payment	\$840.00	\$0.00	
2/6/2025	AR 606903 - Cash Receipts - Lockbox	0000000003			\$15,595.58	\$0.00	
2/6/2025	AR 612537 -	0000000001			\$0.00	\$833.00	

Account				Balance Forward	Debits	Credits	Ending Balance
2/8/2025	AR 608132 - Cash Receipts - Direct Debit	464779650		One Time Payment	\$840.00	\$0.00	
2/10/2025	AR 608348 - Cash Receipts - Direct Debit	464866953		One Time Payment	\$854.50	\$0.00	
2/10/2025	AR 609738 - Cash Receipts - Manual	Cash			\$840.00	\$0.00	
2/10/2025	AR 610046 - Cash Receipts - Lockbox	0000000004			\$13,578.13	\$0.00	
2/10/2025	AP 622983 - Hand Written Check	1	HOTWIR-20 - HOTWIRE COMMUNICATIONS	FEB 2025	\$0.00	\$63,803.76	
2/11/2025	AR 610176 - Cash Receipts - Direct Debit	465075138		One Time Payment	\$2,000.00	\$0.00	
2/11/2025	AR 610333 - Cash Receipts - Direct Debit	465094327		One Time Payment	\$865.00	\$0.00	
2/11/2025	AR 610351 - Cash Receipts - Direct Debit	465098667		One Time Payment	\$850.00	\$0.00	
2/11/2025	AR 610550 - Cash Receipts - Lockbox	0000005949			\$22,169.63	\$0.00	
2/12/2025	AR 610649 - Cash Receipts - Manual	1821			\$3,965.17	\$0.00	
2/12/2025	AR 610690 - Cash Receipts - Miscellaneous			Transponder/Tennis/App	\$1,520.00	\$0.00	
2/12/2025	AR 611432 - Cash Receipts - Lockbox	0000000004			\$8,608.08	\$0.00	
2/13/2025	AR 611403 - Cash Receipts - Direct Debit	465260430		One Time Payment	\$865.00	\$0.00	
2/13/2025	AR 611406 - Cash Receipts - Direct Debit	465260517		One Time Payment	\$1,000.00	\$0.00	
2/13/2025	AR 611590 - Cash Receipts - Direct Debit	465280478		One Time Payment	\$919.99	\$0.00	
2/13/2025	AP 611672 - Print Check	21486	TSA001-20 - TOYNE, SCHIMMEL & ALONSO PA	LEGAL FEE - CASE#2024-23004 CA 01	\$0.00	\$9,494.96	
2/13/2025	AP 611672 - Print Check	21491	S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 JAN 2025	\$0.00	\$2,565.00	
2/13/2025	AP 611672 - Print Check	21484	PREFERRED ACCOUNTING SERVICES, Inc.	FEB 2025	\$0.00	\$9,050.00	
2/13/2025	AP 611672 - Print Check	21485	PREFERRED ACCOUNTING SERVICES, Inc.	POSTAGE APR - DEC 2024	\$0.00	\$709.32	
2/13/2025	AP 611672 - Print Check	21488	MINUTE - MINUTEMAN PRESS OF DORAL	MASTER	\$0.00	\$69.55	
2/13/2025	AP 611672 - Print Check	21490	THESHER-20 - THE SHERWIN WILLIAMS CO	MASTER - PAINTS	\$0.00	\$33.08	
2/13/2025	AP 611672 - Print Check	21489	NATSEC-21 - NATION SECURITY	02/03/25 - 02/09/25	\$0.00	\$7,061.68	
2/13/2025	AP 611672 - Print Check	21487	AA21 - ANDRE ABBATE	99293 CONDO F	\$0.00	\$74.89	
2/13/2025	AP 611672 - Print Check	21492	JR-25 - JAVIER RAMIREZ	CLUBHOUSE DEP REF 33445 - 02/05/25 (PARTIAL REFUND DUE TO DAMAGED)	\$0.00	\$150.00	
2/13/2025	AP 611734 - Print Check	21493	Y&T-22 - Y&T PLUMBING SERVICES LLC	34825 CONDO N	\$0.00	\$380.00	
2/13/2025	AP 611734 - Print Check	21494	Y&T-22 - Y&T PLUMBING SERVICES LLC	40224 EST 1	\$0.00	\$275.00	
2/13/2025	AR 611966 - Cash	0000000003			\$14,433.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Receipts - Lockbox						
2/13/2025	AP 614347 - Void	21486	TSA001-20 - TOYNE, SCHIMMEL & ALONSO PA	LEGAL FEE - CASE#2024-23004 CA 01	\$9,494.96	\$0.00	
2/14/2025	AR 612122 - Cash			Transponder/App	\$1,640.00	\$0.00	
	Receipts - Miscellaneous						
2/14/2025	AR 612140 - Cash	465376124		One Time Payment	\$840.00	\$0.00	
	Receipts - Direct Debit						
2/14/2025	AR 612165 - Cash	110211			\$5,929.25	\$0.00	
	Receipts - Manual						
2/14/2025	AR 612173 - Cash	465380151		One Time Payment	\$1,647.82	\$0.00	
	Receipts - Direct Debit						
2/14/2025	AR 612667 - Cash	0000000004			\$7,788.91	\$0.00	
	Receipts - Lockbox						
2/14/2025	AP 622988 - Hand Written Check	1	QUEN-20 - QUENCH USA INC	02/15/25 - 03/14/25	\$0.00	\$86.38	
2/14/2025	GL 643953 - Journal Entry		payroll	payroll	\$0.00	\$12,940.19	
2/15/2025	AR 612283 - Cash	465433631		One Time Payment	\$887.00	\$0.00	
	Receipts - Direct Debit						
2/15/2025	AR 612297 - Cash	465451634		One Time Payment	\$1,604.66	\$0.00	
	Receipts - Direct Debit						
2/15/2025	AP 622986 - Hand Written Check	1	YAMA21 - YAMAHA MOTOR FINANCE CORP.	FEB 2024	\$0.00	\$606.62	
2/16/2025	AR 612336 - Cash	465467821		One Time Payment	\$854.50	\$0.00	
	Receipts - Direct Debit						
2/16/2025	AR 612347 - Cash	465471644		One Time Payment	\$840.00	\$0.00	
	Receipts - Direct Debit						
2/17/2025	AR 612392 - Cash	465485345		One Time Payment	\$850.00	\$0.00	
	Receipts - Direct Debit						
2/17/2025	AR 612512 - Cash	Cash			\$781.00	\$0.00	
	Receipts - Manual						
2/18/2025	AR 612643 - Cash	465551098		One Time Payment	\$761.77	\$0.00	
	Receipts - Direct Debit						
2/18/2025	AR 612716 - Cash	465554063		One Time Payment	\$919.00	\$0.00	
	Receipts - Direct Debit						
2/18/2025	AR 612964 - Cash	1177			\$864.50	\$0.00	
	Receipts - Manual						
2/18/2025	AR 613216 - Cash	0000000002			\$12,589.50	\$0.00	
	Receipts - Lockbox						
2/19/2025	AR 613636 - Cash	0000000356			\$14,660.00	\$0.00	
	Receipts - Lockbox						
2/19/2025	AR 615284 - Backout Payment	0000000004			\$0.00	\$800.00	
2/19/2025	AP 622984 - Hand Written Check	1	MW001-20 - MAGICWASTE	FEB 2025	\$0.00	\$29,230.98	
2/19/2025	AP 622990 - Hand Written Check	1	MIAMI-22 - MIAMI DADE COUNTY	MASTER - ANNUAL REGISTRATION 2025	\$0.00	\$1,164.50	
2/19/2025	GL 649642 - Misc Payment			PITNEY BOWES	\$0.00	\$67.41	
2/20/2025	AR 613573 - Cash	465680100		One Time Payment	\$880.00	\$0.00	
	Receipts - Direct Debit						
2/20/2025	AP 613805 - Print	21504	S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 FEB	\$0.00	\$377.80	

Account				Balance Forward	Debits	Credits	Ending Balance
	Check			2025			
2/20/2025	AP 613805 - Print	21502	M032-20 - COMPU CARE SYSTEMS INC	MASTER	\$0.00	\$384.71	
	Check						
2/20/2025	AP 613805 - Print	21499	PINAR - PINAR DEL RIO LANDSCAPING LLC	99213 CONDO F	\$0.00	\$650.00	
	Check						
2/20/2025	AP 613805 - Print	21495	PRIME-20 - PRIME GROUP ENTERPRISES	33315 CONDO O	\$0.00	\$3,820.00	
	Check		INC				
2/20/2025	AP 613805 - Print	21496	PRIME-20 - PRIME GROUP ENTERPRISES	39384 EST 1	\$0.00	\$2,600.00	
	Check		INC				
2/20/2025	AP 613805 - Print	21497	PRIME-20 - PRIME GROUP ENTERPRISES	35424 EST 4	\$0.00	\$1,640.00	
	Check		INC				
2/20/2025	AP 613805 - Print	21498	PRIME-20 - PRIME GROUP ENTERPRISES	98063 CONDO W	\$0.00	\$1,680.00	
	Check		INC				
2/20/2025	AP 613805 - Print	21505	TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING	\$0.00	\$655.00	
	Check			FEB 2025			
2/20/2025	AP 613805 - Print	21506	TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING	\$0.00	\$75.00	
	Check			FEB 2025			
2/20/2025	AP 613805 - Print	21507	TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING	\$0.00	\$995.00	
	Check			FEB 2025			
2/20/2025	AP 613805 - Print	21503	NATSEC-21 - NATION SECURITY	02/10/25 - 02/16/25	\$0.00	\$7,061.68	
	Check						
2/20/2025	AP 613805 - Print	21501	AA21 - ANDRE ABBATE	99293 CONDO F	\$0.00	\$74.89	
	Check						
2/20/2025	AP 613805 - Print	21500	MT-25 - MARIA TENECELA	CLUBHOUSE DEP REF	\$0.00	\$250.00	
	Check			33445 - 10/01/04			
2/20/2025	GL 649637 - Misc				\$0.00	\$4,525.00	
	Payment						
2/20/2025	GL 649638 - Misc				\$0.00	\$72.00	
	Payment						
2/21/2025	AR 614039 - Cash	3067			\$1,702.00	\$0.00	
	Receipts - Manual						
2/21/2025	AR 614122 - Cash			Transponder/Clubhouse	\$1,040.00	\$0.00	
	Receipts -						
	Miscellaneous						
2/21/2025	AR 614724 - Cash	0000000003			\$1,391.84	\$0.00	
	Receipts -						
	Lockbox						
2/21/2025	AP 622975 - Hand	1	AT&TMOB-20 - AT&T MOBILITY	01/28/25 - 02/27/25	\$0.00	\$178.24	
	Written Check						
2/21/2025	AP 622994 - Hand	1	HP-21 - THE HOME DEPOT	MASTER - SUPPLIES	\$0.00	\$744.80	
	Written Check						
2/21/2025	AP 623002 - Hand	1	STAPLE-20 - STAPLES	MASTER	\$0.00	\$1,448.06	
	Written Check						
2/24/2025	AR 615175 - Cash	0000001149			\$1,725.00	\$0.00	
	Receipts -						
	Lockbox						
2/25/2025	AP 605874 - Hand	1	PROBO - PROPERTY BOSS SOLUTIONS	MASTER	\$0.00	\$400.40	
	Written Check						
2/25/2025	AR 615233 - Cash	466061248		One Time Payment	\$850.00	\$0.00	
	Receipts - Direct						
	Debit						
2/25/2025	AR 615448 - Cash	466084087		One Time Payment	\$825.00	\$0.00	
	Receipts - Direct						
	Debit						
2/25/2025	AR 615869 - Cash	0000000004			\$5,909.87	\$0.00	
	Receipts -						
	Lockbox						
2/26/2025	AR 616379 - Cash	0000000003			\$3,446.13	\$0.00	
	Receipts -						
	Lockbox						
2/27/2025	AR 616236 - Cash	466313285		One Time Payment	\$858.00	\$0.00	
	Receipts - Direct						
	Debit						
2/27/2025	AP 617399 - Print	21508	US LAW-20 - US LAWNS	MAR 2025	\$0.00	\$27,213.00	
	Check						
2/27/2025	AP 617399 - Print	21510	CORE-20 - CORE & MAIN	MASTER	\$0.00	\$144.83	
	Check						

Account				Balance Forward	Debits	Credits	Ending Balance	
2/27/2025	AP 617399 - Print Check	21511	NATSEC-21 - NATION SECURITY	02/17/25 - 02/23/25	\$0.00	\$7,061.68		
2/27/2025	AP 617399 - Print Check	21512	NATSEC-21 - NATION SECURITY	01/06/25 - 01/12/25	\$0.00	\$7,249.57		
2/27/2025	AP 617399 - Print Check	21509	AQUA-22 - AQUAGENIX - DeAngelo Contracting Services	FEB 2025	\$0.00	\$713.00		
2/27/2025	AP 617409 - Print Check	21513	TEMSYS-20 - TEM SYSTEMS	MASTER	\$0.00	\$1,538.61		
2/27/2025	AR 617509 - Cash Receipts - Lockbox	0000000004			\$4,530.50	\$0.00		
2/28/2025	AR 617539 - Cash Receipts - Direct Debit	466589858		One Time Payment	\$840.00	\$0.00		
2/28/2025	AR 617669 - Cash Receipts - Direct Debit	466621703		One Time Payment	\$800.00	\$0.00		
2/28/2025	AR 618764 - Cash Receipts - Lockbox	0000001152			\$2,552.00	\$0.00		
2/28/2025	AP 620751 - Void Check	21334	TOROPES-20 - TORO PEST CONTROL	IPM SERVICE NOV 2024	\$955.00	\$0.00		
2/28/2025	AP 636611 - Hand Written Check	1	SARMA-20 - SARMA	MASTER - SCREENING FEE	\$0.00	\$154.00		
2/28/2025	GL 643956 - Journal Entry		payroll	payroll	\$413.59	\$12,991.45		
2/28/2025	GL 649633 - Misc Payment				\$0.00	\$24,085.25		
2/28/2025	GL 649639 - Misc Payment				\$0.00	\$628.58		
2/28/2025	GL 649641 - Misc Payment				\$0.00	\$8,672.04		
2/28/2025	GL 649645 - Journal Entry		square	square	\$427.68	\$0.00		
2/28/2025	GL 649646 - Misc Deposit				\$3.42	\$0.00		
01025-000 Cash - BB&T - Golf Spec Assess					\$11,096.70	\$204.45	\$0.00	\$11,301.15
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/4/2025	AR 605935 - Cash Receipts - Lockbox	0000000003			\$204.36	\$0.00		
2/28/2025	GL 641865 - Misc Deposit				\$0.09	\$0.00		
01036-000 Cash - City National Sec Dep.-Master					\$398,934.98	\$7,300.00	\$2,770.00	\$403,464.98
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/3/2025	AR 605384 - Cash Receipts - Miscellaneous			Security Deposits	\$7,300.00	\$0.00		
2/20/2025	AP 613827 - Print Check	1347	IR-25 - IVAN RAMIREZ	SEC DEP REF 39241 - 01/18/21	\$0.00	\$2,750.00		
2/28/2025	GL 641866 - Misc Payment				\$0.00	\$10.00		
2/28/2025	GL 641867 - Misc Payment				\$0.00	\$10.00		
01038-000 Cash - Bco Popular Loan Proceeds					\$6,790.83	\$0.00	\$0.00	\$6,790.83
01066-000 Cash - Bco Popular Oper Reserv					\$563,744.79	\$0.00	\$255,042.50	\$308,702.29
Date	Source - Entry	Check#	Description / Vendor	Reference	Debits	Credits		

Account				Balance Forward	Debits	Credits	Ending Balance
2/7/2025	AP 607987 - Print Check	4028	C021-20 - COSTA DEL SOL ASSOCIATION		\$0.00	\$250,000.00	
2/13/2025	AP 611738 - Print Check	4029	Y&T-22 - Y&T PLUMBING SERVICES LLC	MASTER	\$0.00	\$285.00	
2/13/2025	AP 611738 - Print Check	4030	Y&T-22 - Y&T PLUMBING SERVICES LLC	10013 CONDO H	\$0.00	\$1,557.50	
2/20/2025	AP 613823 - Print Check	4031	GOLDST-20 - LEE GOLDSTEIN CONSTRUCTION	99073 CONDO F	\$0.00	\$3,200.00	
01070-000 Cash - Reserves				\$1,490,041.56	\$371,585.13	\$0.00	\$1,861,626.69
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$20,181.33	\$0.00	
2/1/2025	GL 642269 - Journal Entry		RESERVE CONDOS T-U-V-W	RESERVE CONDOS T-U-V-W	\$6,466.00	\$0.00	
2/1/2025	GL 642270 - Journal Entry		RESERVE CONDOS O-P-Q-R-S	RESERVE CONDOS O-P-Q-R-S	\$12,521.00	\$0.00	
2/1/2025	GL 642271 - Journal Entry		RESERVE CONDO J-K-L-M-N	RESERVE CONDO J-K-L-M-N	\$16,456.00	\$0.00	
2/1/2025	GL 642272 - Journal Entry		RESERVE CONDO E-F-G-H-I	RESERVE CONDO E-F-G-H-I	\$15,905.00	\$0.00	
2/1/2025	GL 642273 - Journal Entry		RESERVE CONDOS CL A-A-B-C-D	RESERVE CONDOS CL A-A-B-C-D	\$15,252.00	\$0.00	
2/1/2025	GL 642274 - Journal Entry		CONDO RESERVE	CONDO RESERVE ESTP 1-2-3-4	\$13,918.00	\$0.00	
2/6/2025	AP 606634 - Enter Bills - Separate Check		C021-20 - COSTA DEL SOL ASSOCIATION		\$250,000.00	\$0.00	
2/28/2025	GL 649658 - Journal Entry		RESERVE CASH	RESERVE CASH	\$20,885.80	\$0.00	
01200-000 Owner Assessments Receivable				\$49,372.04	\$760,433.80	\$742,075.87	\$67,729.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	AR 604569 - Cash Receipts - Direct Debit	461837415		One Time Payment	\$0.00	\$900.00	
2/1/2025	AR 604610 - Apply Charges				\$659,466.45	\$0.00	
2/1/2025	AR 604771 - Apply PrePays				\$88,278.22	\$88,278.22	
2/1/2025	AR 604795 - Cash Receipts - Direct Debit	462196120		One Time Payment	\$0.00	\$854.50	
2/1/2025	AR 604858 - Cash Receipts - Direct Debit	462368023		One Time Payment	\$0.00	\$840.00	
2/1/2025	AR 632667 - Adjustment				\$0.00	\$860.00	
2/2/2025	AR 604888 - Cash Receipts - Direct Debit	462460058		One Time Payment	\$0.00	\$823.91	
2/2/2025	AR 604937 - Cash Receipts - Direct Debit	462627621		One Time Payment	\$0.00	\$840.00	
2/3/2025	AR 605485 - Cash Receipts - Lockbox	0000000001			\$0.00	\$347,677.88	
2/4/2025	AR 604772 - Cash Receipts - Direct Debit	463528872		Automated Payment for Apply Charges Batch #604610	\$0.00	\$44,718.33	
2/4/2025	AR 605935 - Cash Receipts - Lockbox	0000000003			\$0.00	\$204.36	

Account			Balance Forward	Debits	Credits	Ending Balance
2/4/2025	AR 605936 - Cash Receipts - Lockbox	0000000004		\$0.00	\$31,106.33	
2/5/2025	AR 606001 - Cash Receipts - Direct Debit	464005417	One Time Payment	\$0.00	\$860.00	
2/5/2025	AR 606278 - Cash Receipts - Direct Debit	464281189	One Time Payment	\$0.00	\$850.00	
2/5/2025	AR 606850 - Cash Receipts - Lockbox	0000000003		\$0.00	\$22,108.59	
2/5/2025	AR 622795 - Adjustment			\$26.00	\$0.00	
2/5/2025	AR 649624 - Backout Payment	0000000001		\$840.00	\$0.00	
2/5/2025	AR 649626 - Backout Payment	0000000001		\$840.00	\$0.00	
2/5/2025	AR 649627 - Apply NSF	0000000001		\$25.00	\$0.00	
2/5/2025	AR 649628 - Backout Payment	0000000001		\$915.00	\$0.00	
2/5/2025	AR 649629 - Apply NSF	0000000001		\$25.00	\$0.00	
2/6/2025	AR 606345 - Cash Receipts - Direct Debit	464337297	One Time Payment	\$0.00	\$840.00	
2/6/2025	AR 606903 - Cash Receipts - Lockbox	0000000003		\$0.00	\$15,595.58	
2/6/2025	AR 612537 - Backout Payment	0000000001		\$833.00	\$0.00	
2/6/2025	AR 612538 - Apply NSF	0000000001		\$25.00	\$0.00	
2/7/2025	AR 606760 - Cash Receipts - Direct Debit	464622206	One Time Payment	\$0.00	\$817.00	
2/7/2025	AR 606822 - Cash Receipts - Direct Debit	464647271	One Time Payment	\$0.00	\$833.00	
2/7/2025	AR 607032 - Cash Receipts - Direct Debit	464671068	One Time Payment	\$0.00	\$850.00	
2/7/2025	AR 607991 - Cash Receipts - Direct Debit	464689841	One Time Payment	\$0.00	\$840.00	
2/7/2025	AR 609284 - Cash Receipts - Lockbox	0001000137		\$0.00	\$28,846.29	
2/7/2025	AR 613053 - Backout Payment	463528893	Return Code: R01	\$860.00	\$0.00	
2/7/2025	AR 613054 - Apply NSF	463528893	Return Code: R01	\$25.00	\$0.00	
2/7/2025	AR 649652 - Backout Payment	0000000004		\$833.00	\$0.00	
2/8/2025	AR 608132 - Cash Receipts - Direct Debit	464779650	One Time Payment	\$0.00	\$840.00	
2/10/2025	AR 608348 - Cash Receipts - Direct Debit	464866953	One Time Payment	\$0.00	\$854.50	
2/10/2025	AR 609714 - Adjustment			\$750.00	\$0.00	
2/10/2025	AR 609716 - Adjustment			\$750.00	\$0.00	
2/10/2025	AR 609718 - Adjustment			\$750.00	\$0.00	

Account			Balance Forward	Debits	Credits	Ending Balance
2/10/2025	AR 609738 - Cash	Cash		\$0.00	\$840.00	
	Receipts - Manual					
2/10/2025	AR 610046 - Cash	0000000004		\$0.00	\$13,578.13	
	Receipts - Lockbox					
2/11/2025	AR 610176 - Cash	465075138	One Time Payment	\$0.00	\$2,000.00	
	Receipts - Direct Debit					
2/11/2025	AR 610333 - Cash	465094327	One Time Payment	\$0.00	\$865.00	
	Receipts - Direct Debit					
2/11/2025	AR 610351 - Cash	465098667	One Time Payment	\$0.00	\$850.00	
	Receipts - Direct Debit					
2/11/2025	AR 610550 - Cash	0000005949		\$0.00	\$22,169.63	
	Receipts - Lockbox					
2/12/2025	AR 610580 - Apply PrePays			\$1,682.13	\$1,682.13	
2/12/2025	AR 610649 - Cash	1821		\$0.00	\$3,965.17	
	Receipts - Manual					
2/12/2025	AR 611432 - Cash	0000000004		\$0.00	\$8,608.08	
	Receipts - Lockbox					
2/13/2025	AR 611403 - Cash	465260430	One Time Payment	\$0.00	\$865.00	
	Receipts - Direct Debit					
2/13/2025	AR 611406 - Cash	465260517	One Time Payment	\$0.00	\$1,000.00	
	Receipts - Direct Debit					
2/13/2025	AR 611590 - Cash	465280478	One Time Payment	\$0.00	\$919.99	
	Receipts - Direct Debit					
2/13/2025	AR 611966 - Cash	0000000003		\$0.00	\$14,433.00	
	Receipts - Lockbox					
2/14/2025	AR 612119 - Adjustment			\$0.00	\$25.00	
2/14/2025	AR 612140 - Cash	465376124	One Time Payment	\$0.00	\$840.00	
	Receipts - Direct Debit					
2/14/2025	AR 612165 - Cash	110211		\$0.00	\$5,929.25	
	Receipts - Manual					
2/14/2025	AR 612173 - Cash	465380151	One Time Payment	\$0.00	\$1,647.82	
	Receipts - Direct Debit					
2/14/2025	AR 612667 - Cash	0000000004		\$0.00	\$7,788.91	
	Receipts - Lockbox					
2/14/2025	AR 622797 - Adjustment			\$26.00	\$0.00	
2/15/2025	AR 612283 - Cash	465433631	One Time Payment	\$0.00	\$887.00	
	Receipts - Direct Debit					
2/15/2025	AR 612297 - Cash	465451634	One Time Payment	\$0.00	\$1,604.66	
	Receipts - Direct Debit					
2/16/2025	AR 612336 - Cash	465467821	One Time Payment	\$0.00	\$854.50	
	Receipts - Direct Debit					
2/16/2025	AR 612347 - Cash	465471644	One Time Payment	\$0.00	\$840.00	
	Receipts - Direct Debit					
2/17/2025	AR 612392 - Cash	465485345	One Time Payment	\$0.00	\$850.00	
	Receipts - Direct Debit					
2/17/2025	AR 612512 - Cash	Cash		\$0.00	\$781.00	

Account			Balance Forward	Debits	Credits	Ending Balance
2/18/2025	Receipts - Manual AR 612643 - Cash	465551098	One Time Payment	\$0.00	\$761.77	
2/18/2025	Receipts - Direct Debit AR 612716 - Cash	465554063	One Time Payment	\$0.00	\$919.00	
2/18/2025	Receipts - Direct Debit AR 612964 - Cash	1177		\$0.00	\$864.50	
2/18/2025	Receipts - Manual AR 613216 - Cash	0000000002		\$0.00	\$12,589.50	
2/19/2025	Receipts - Lockbox AR 613636 - Cash	0000000356		\$0.00	\$14,660.00	
2/19/2025	Receipts - Lockbox AR 615284 -	0000000004		\$800.00	\$0.00	
2/19/2025	Backout Payment AR 615285 -	0000000004		\$25.00	\$0.00	
2/20/2025	Apply NSF AR 613573 - Cash	465680100	One Time Payment	\$0.00	\$880.00	
2/21/2025	Receipts - Direct Debit AR 613974 -			\$858.00	\$858.00	
2/21/2025	Apply PrePays AR 613975 -			\$1,775.00	\$0.00	
2/21/2025	Apply Late Fee AR 614039 - Cash	3067		\$0.00	\$1,702.00	
2/21/2025	Receipts - Manual AR 614724 - Cash	0000000003		\$0.00	\$1,391.84	
2/21/2025	Receipts - Lockbox AR 644518 -			\$26.00	\$0.00	
2/24/2025	Adjustment AR 615175 - Cash	0000001149		\$0.00	\$1,725.00	
2/25/2025	Receipts - Lockbox AR 615233 - Cash	466061248	One Time Payment	\$0.00	\$850.00	
2/25/2025	Receipts - Direct Debit AR 615448 - Cash	466084087	One Time Payment	\$0.00	\$825.00	
2/25/2025	Receipts - Direct Debit AR 615869 - Cash	0000000004		\$0.00	\$5,909.87	
2/26/2025	Receipts - Lockbox AR 616015 -			\$0.00	\$25.00	
2/26/2025	Adjustment AR 616379 - Cash	0000000003		\$0.00	\$3,446.13	
2/27/2025	Receipts - Lockbox AR 616236 - Cash	466313285	One Time Payment	\$0.00	\$858.00	
2/27/2025	Receipts - Direct Debit AR 617509 - Cash	0000000004		\$0.00	\$4,530.50	
2/28/2025	Receipts - Lockbox AR 617529 -			\$0.00	\$25.00	
2/28/2025	Adjustment AR 617539 - Cash	466589858	One Time Payment	\$0.00	\$840.00	
2/28/2025	Receipts - Direct Debit AR 617669 - Cash	466621703	One Time Payment	\$0.00	\$800.00	
2/28/2025	Receipts - Direct Debit AR 618764 - Cash	0000001152		\$0.00	\$2,552.00	
	Receipts -					

Account				Balance Forward	Debits	Credits	Ending Balance
Lockbox							
01215-000 Allowance for Bad Debts				(\$32,986.00)	\$0.00	\$0.00	(\$32,986.00)
01401-000 Loan Costa del Sol Golf				\$100,000.12	\$0.00	\$0.00	\$100,000.12
2014-Master							
01515-000 Due (to)from Master				(\$1,843,453.80)	\$9,609.14	\$292,893.82	(\$2,126,738.48)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$20,181.33	
2/1/2025	GL 642270 - Journal Entry		RESERVE CONDOS O-P-Q-R-S	RESERVE CONDOS O-P-Q-R-S	\$0.00	\$2,685.00	
2/28/2025	GL 649658 - Journal Entry		RESERVE CASH	RESERVE CASH	\$0.00	\$70,503.07	
2/28/2025	GL 649660 - Journal Entry		RESERVE INTEREST TR	RESERVE INTEREST TR	\$9,609.14	\$0.00	
2/28/2025	GL 649664 - Journal Entry		DUE TO	DUE TO	\$0.00	\$199,524.42	
01610-000 Prepaid Insurance				\$2,032,910.01	\$0.00	\$199,226.95	\$1,833,683.06
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 630087 - Journal Entry		INSURANCE	INSURANCE	\$0.00	\$17,636.40	
2/28/2025	GL 630090 - Journal Entry		INSURANCE	INSURANCE	\$0.00	\$181,590.55	
01620-000 Prepaid Expenses				\$291.80	\$0.00	\$0.00	\$291.80
01631-000 Golf Course - Building-Master				\$731,206.00	\$0.00	\$0.00	\$731,206.00
01632-000 Golf Course - Land-Master				\$1,068,794.00	\$0.00	\$0.00	\$1,068,794.00
01640-000 Accumulated Depreciation-Master				(\$268,106.15)	\$0.00	\$0.00	(\$268,106.15)
02001-000 Accounts Payable				(\$252,896.61)	\$565,636.44	\$380,355.97	(\$67,616.14)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	AP 604077 - Enter Bill		US LAW-20 - US LAWNS	FEB 2025	\$0.00	\$27,213.00	
2/1/2025	AP 613786 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING FEB 2025	\$0.00	\$995.00	
2/2/2025	AP 606619 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	01/27/25 - 02/02/25	\$0.00	\$7,061.68	
2/4/2025	AP 605448 - Enter Bills - Separate Check		ACE-24 - ACE POOL & SPA	MASTER - RESURFACING PERMITS	\$0.00	\$1,200.00	
2/4/2025	AP 605549 - Print Check	21463	ACE-24 - ACE POOL & SPA	MASTER - RESURFACING PERMITS	\$1,200.00	\$0.00	
2/5/2025	AP 620678 - Enter Bill		UNIFIR - UNIFIRST	MASTER - UNIFORMS	\$0.00	\$77.75	
2/6/2025	AP 606557 - Enter Bills - Separate Check		PRIME-20 - PRIME GROUP ENTERPRISES INC	38712 CONDO A	\$0.00	\$2,890.00	
2/6/2025	AP 606581 - Enter Bills - Separate Check		C&D21 - C&D PLUMBING INC.	37752 CONDO C	\$0.00	\$852.50	
2/6/2025	AP 606583 - Enter Bills - Separate Check		JCS01-20 - JC SERVICES OF SOUTH FL CORP	98253 CONDO E	\$0.00	\$1,550.00	
2/6/2025	AP 606589 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	CONDO F	\$0.00	\$390.00	
2/6/2025	AP 606593 - Enter Bills -		PRIME-20 - PRIME GROUP ENTERPRISES INC	99073 CONDO F	\$0.00	\$2,500.00	

Account			Balance Forward	Debits	Credits	Ending Balance
2/6/2025	Separate Check AP 606596 - Enter Bills -	C&D21 - C&D PLUMBING INC.	33205 CONDO O	\$0.00	\$390.50	
2/6/2025	Separate Check AP 606599 - Enter Bills -	JCS01-20 - JC SERVICES OF SOUTH FL CORP	36034 CONDO P - ONE MORE PAYMENT MISSING	\$0.00	\$1,012.50	
2/6/2025	Separate Check AP 606604 - Enter Bills -	JCS01-20 - JC SERVICES OF SOUTH FL CORP	38714 EST 2	\$0.00	\$895.00	
2/6/2025	Separate Check AP 606612 - Enter Bills -	M032-20 - COMPUCARE SYSTEMS INC	MASTER	\$0.00	\$1,116.40	
2/6/2025	Separate Check AP 606616 - Enter Bills -	M032-20 - COMPUCARE SYSTEMS INC	MASTER	\$0.00	\$320.00	
2/6/2025	Separate Check AP 606618 - Enter Bills -	M032-20 - COMPUCARE SYSTEMS INC	MASTER	\$0.00	\$220.00	
2/6/2025	Separate Check AP 606622 - Enter Bills -	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER	\$0.00	\$800.00	
2/6/2025	Separate Check AP 606623 - Enter Bill	RIR-21 - REDLINE IGUANA REMOVAL	IGUANA REMOVAL FEB 2025	\$0.00	\$595.00	
2/6/2025	Separate Check AP 606626 - Enter Bills -	THESHER-20 - THE SHERWIN WILLIAMS CO	MASTER - PAINTS	\$0.00	\$26.16	
2/6/2025	Separate Check AP 606634 - Enter Bills -	C021-20 - COSTA DEL SOL ASSOCIATION		\$0.00	\$250,000.00	
2/6/2025	Separate Check AP 620808 - AP Adjustment	C&D21 - C&D PLUMBING INC.	37752 CONDO C	\$852.50	\$0.00	
2/7/2025	AP 607965 - Print Check 21469	JCS01-20 - JC SERVICES OF SOUTH FL CORP	98253 CONDO E	\$1,550.00	\$0.00	
2/7/2025	AP 607965 - Print Check 21473	JCS01-20 - JC SERVICES OF SOUTH FL CORP	36034 CONDO P - ONE MORE PAYMENT MISSING	\$1,012.50	\$0.00	
2/7/2025	AP 607965 - Print Check 21474	JCS01-20 - JC SERVICES OF SOUTH FL CORP	38714 EST 2	\$895.00	\$0.00	
2/7/2025	AP 607965 - Print Check 21464	C021-20 - COSTA DEL SOL ASSOCIATION		\$90,266.37	\$0.00	
2/7/2025	AP 607965 - Print Check 21465	C021-20 - COSTA DEL SOL ASSOCIATION		\$90,266.37	\$0.00	
2/7/2025	AP 607965 - Print Check 21475	M032-20 - COMPUCARE SYSTEMS INC	MASTER	\$1,116.40	\$0.00	
2/7/2025	AP 607965 - Print Check 21476	M032-20 - COMPUCARE SYSTEMS INC	MASTER	\$320.00	\$0.00	
2/7/2025	AP 607965 - Print Check 21477	M032-20 - COMPUCARE SYSTEMS INC	MASTER	\$220.00	\$0.00	
2/7/2025	AP 607965 - Print Check 21466	UNIFIR - UNIFIRST	MASTER - UNIFORMS	\$365.75	\$0.00	
2/7/2025	AP 607965 - Print Check 21470	PINAR - PINAR DEL RIO LANDSCAPING LLC	CONDO F	\$390.00	\$0.00	
2/7/2025	AP 607965 - Print Check 21479	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER	\$800.00	\$0.00	
2/7/2025	AP 607965 - Print Check 21467	PRIME-20 - PRIME GROUP ENTERPRISES INC	38712 CONDO A	\$2,890.00	\$0.00	
2/7/2025	AP 607965 - Print Check 21471	PRIME-20 - PRIME GROUP ENTERPRISES INC	99073 CONDO F	\$2,500.00	\$0.00	
2/7/2025	AP 607965 - Print Check 21482	TOROPES-20 - TORO PEST CONTROL	IPM SERVICE TO RESTAURANT JAN 2025	\$75.00	\$0.00	
2/7/2025	AP 607965 - Print Check 21483	TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING JAN 2025	\$655.00	\$0.00	
2/7/2025	AP 607965 - Print Check 21481	THESHER-20 - THE SHERWIN WILLIAMS CO	MASTER - PAINTS	\$26.16	\$0.00	
2/7/2025	AP 607965 - Print Check 21468	C&D21 - C&D PLUMBING INC.	37752 CONDO C	\$852.50	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
2/7/2025	AP 607965 - Print Check	21472	C&D21 - C&D PLUMBING INC.	33205 CONDO O	\$390.50	\$0.00	
2/7/2025	AP 607965 - Print Check	21480	RIR-21 - REDLINE IGUANA REMOVAL	IGUANA REMOVAL FEB 2025	\$595.00	\$0.00	
2/7/2025	AP 607965 - Print Check	21478	NATSEC-21 - NATION SECURITY	01/27/25 - 02/02/25	\$7,061.68	\$0.00	
2/7/2025	AP 607987 - Print Check	4028	C021-20 - COSTA DEL SOL ASSOCIATION		\$250,000.00	\$0.00	
2/7/2025	AP 620741 - Enter Bills - Separate Check		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 1990066 JAN 2025	\$0.00	\$2,387.25	
2/7/2025	AP 620807 - Void Check	21468	C&D21 - C&D PLUMBING INC.	37752 CONDO C	\$0.00	\$852.50	
2/9/2025	AP 611617 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	02/03/25 - 02/09/25	\$0.00	\$7,061.68	
2/12/2025	AP 620679 - Enter Bill		UNIFIR - UNIFIRST	MASTER - UNIFORMS	\$0.00	\$77.75	
2/13/2025	AP 611596 - Enter Bills - Separate Check		PREFERRED ACCOUNTING SERVICES, Inc.	FEB 2025	\$0.00	\$9,050.00	
2/13/2025	AP 611606 - Enter Bill		TSA001-20 - TOYNE, SCHIMMEL & ALONSO PA	LEGAL FEE - CASE#2024-23004 CA 01	\$0.00	\$9,494.96	
2/13/2025	AP 611610 - Enter Bill		AA21 - ANDRE ABBATE	99293 CONDO F	\$0.00	\$74.89	
2/13/2025	AP 611613 - Enter Bill		MINUTE - MINUTEMAN PRESS OF DORAL	MASTER	\$0.00	\$69.55	
2/13/2025	AP 611620 - Enter Bills - Separate Check		THESHER-20 - THE SHERWIN WILLIAMS CO	MASTER - PAINTS	\$0.00	\$33.08	
2/13/2025	AP 611631 - Enter Bills - Separate Check		JR-25 - JAVIER RAMIREZ	CLUBHOUSE DEP REF 33445 - 02/05/25 (PARTIAL REFUND DUE TO DAMAGED)	\$0.00	\$150.00	
2/13/2025	AP 611672 - Print Check	21486	TSA001-20 - TOYNE, SCHIMMEL & ALONSO PA	LEGAL FEE - CASE#2024-23004 CA 01	\$9,494.96	\$0.00	
2/13/2025	AP 611672 - Print Check	21491	S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 JAN 2025	\$2,565.00	\$0.00	
2/13/2025	AP 611672 - Print Check	21484	PREFERRED ACCOUNTING SERVICES, Inc.	FEB 2025	\$9,050.00	\$0.00	
2/13/2025	AP 611672 - Print Check	21485	PREFERRED ACCOUNTING SERVICES, Inc.	POSTAGE APR - DEC 2024	\$709.32	\$0.00	
2/13/2025	AP 611672 - Print Check	21488	MINUTE - MINUTEMAN PRESS OF DORAL	MASTER	\$69.55	\$0.00	
2/13/2025	AP 611672 - Print Check	21490	THESHER-20 - THE SHERWIN WILLIAMS CO	MASTER - PAINTS	\$33.08	\$0.00	
2/13/2025	AP 611672 - Print Check	21489	NATSEC-21 - NATION SECURITY	02/03/25 - 02/09/25	\$7,061.68	\$0.00	
2/13/2025	AP 611672 - Print Check	21487	AA21 - ANDRE ABBATE	99293 CONDO F	\$74.89	\$0.00	
2/13/2025	AP 611672 - Print Check	21492	JR-25 - JAVIER RAMIREZ	CLUBHOUSE DEP REF 33445 - 02/05/25 (PARTIAL REFUND DUE TO DAMAGED)	\$150.00	\$0.00	
2/13/2025	AP 611734 - Print Check	21493	Y&T-22 - Y&T PLUMBING SERVICES LLC	34825 CONDO N	\$380.00	\$0.00	
2/13/2025	AP 611734 - Print Check	21494	Y&T-22 - Y&T PLUMBING SERVICES LLC	40224 EST 1	\$275.00	\$0.00	
2/13/2025	AP 611738 - Print Check	4029	Y&T-22 - Y&T PLUMBING SERVICES LLC	MASTER	\$285.00	\$0.00	
2/13/2025	AP 611738 - Print Check	4030	Y&T-22 - Y&T PLUMBING SERVICES LLC	10013 CONDO H	\$1,557.50	\$0.00	
2/13/2025	AP 614347 - Void Check	21486	TSA001-20 - TOYNE, SCHIMMEL & ALONSO PA	LEGAL FEE - CASE#2024-23004 CA 01	\$0.00	\$9,494.96	
2/13/2025	AP 614348 - AP Adjustment		TSA001-20 - TOYNE, SCHIMMEL & ALONSO PA	LEGAL FEE - CASE#2024-23004 CA 01	\$9,494.96	\$0.00	
2/16/2025	AP 613772 -		NATSEC-21 - NATION SECURITY	02/10/25 - 02/16/25	\$0.00	\$7,061.68	

Account			Balance Forward	Debits	Credits	Ending Balance
2/19/2025	Enter Bills - Separate Check AP 620693 -		UNIFIR - UNIFIRST	MASTER - UNIFORMS	\$0.00	\$77.75
2/20/2025	Enter Bill AP 613745 -		PRIME-20 - PRIME GROUP ENTERPRISES INC	33315 CONDO O	\$0.00	\$3,820.00
2/20/2025	Enter Bills - Separate Check AP 613755 -		PRIME-20 - PRIME GROUP ENTERPRISES INC	39384 EST 1	\$0.00	\$2,600.00
2/20/2025	Enter Bills - Separate Check AP 613756 -		PRIME-20 - PRIME GROUP ENTERPRISES INC	35424 EST 4	\$0.00	\$1,640.00
2/20/2025	Enter Bills - Separate Check AP 613759 -		GOLDST-20 - LEE GOLDSTEIN CONSTRUCTION	99073 CONDO F	\$0.00	\$3,200.00
2/20/2025	Enter Bills - Separate Check AP 613762 -		PRIME-20 - PRIME GROUP ENTERPRISES INC	98063 CONDO W	\$0.00	\$1,680.00
2/20/2025	Enter Bills - Separate Check AP 613763 -		PINAR - PINAR DEL RIO LANDSCAPING LLC	99213 CONDO F	\$0.00	\$650.00
2/20/2025	Enter Bills - Separate Check AP 613767 -		MT-25 - MARIA TENECELA	CLUBHOUSE DEP REF 33445 - 10/01/04	\$0.00	\$250.00
2/20/2025	Enter Bill AP 613770 -		AA21 - ANDRE ABBATE	99293 CONDO F	\$0.00	\$74.89
2/20/2025	Enter Bills - Separate Check AP 613771 -		M032-20 - COMPUCARE SYSTEMS INC	MASTER	\$0.00	\$384.71
2/20/2025	Enter Bills - Separate Check AP 613781 -		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 FEB 2025	\$0.00	\$377.80
2/20/2025	Enter Bills - Separate Check AP 613784 -		TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING FEB 2025	\$0.00	\$655.00
2/20/2025	Enter Bills - Separate Check AP 613785 -		TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING FEB 2025	\$0.00	\$75.00
2/20/2025	Enter Bills - Separate Check AP 613787 -		IR-25 - IVAN RAMIREZ	SEC DEP REF 39241 - 01/18/21	\$0.00	\$2,750.00
2/20/2025	Enter Bill AP 613805 - Print Check 21504		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 FEB 2025	\$377.80	\$0.00
2/20/2025	Check 21502		M032-20 - COMPUCARE SYSTEMS INC	MASTER	\$384.71	\$0.00
2/20/2025	Check 21499		PINAR - PINAR DEL RIO LANDSCAPING LLC	99213 CONDO F	\$650.00	\$0.00
2/20/2025	Check 21495		PRIME-20 - PRIME GROUP ENTERPRISES INC	33315 CONDO O	\$3,820.00	\$0.00
2/20/2025	Check 21496		PRIME-20 - PRIME GROUP ENTERPRISES INC	39384 EST 1	\$2,600.00	\$0.00
2/20/2025	Check 21497		PRIME-20 - PRIME GROUP ENTERPRISES INC	35424 EST 4	\$1,640.00	\$0.00
2/20/2025	Check 21498		PRIME-20 - PRIME GROUP ENTERPRISES INC	98063 CONDO W	\$1,680.00	\$0.00
2/20/2025	Check 21505		TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING FEB 2025	\$655.00	\$0.00
2/20/2025	Check 21506		TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING FEB 2025	\$75.00	\$0.00
2/20/2025	Check 21507		TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING FEB 2025	\$995.00	\$0.00
2/20/2025	Check 21503		NATSEC-21 - NATION SECURITY	02/10/25 - 02/16/25	\$7,061.68	\$0.00
2/20/2025	Check 21501		AA21 - ANDRE ABBATE	99293 CONDO F	\$74.89	\$0.00
2/20/2025	Check 21500		MT-25 - MARIA TENECELA	CLUBHOUSE DEP REF 33445 - 10/01/04	\$250.00	\$0.00

Account				Balance Forward	Debits	Credits	Ending Balance
2/20/2025	AP 613823 - Print Check	4031	GOLDST-20 - LEE GOLDSTEIN CONSTRUCTION	99073 CONDO F	\$3,200.00	\$0.00	
2/20/2025	AP 613827 - Print Check	1347	IR-25 - IVAN RAMIREZ	SEC DEP REF 39241 - 01/18/21	\$2,750.00	\$0.00	
2/23/2025	AP 617151 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	02/17/25 - 02/23/25	\$0.00	\$7,061.68	
2/26/2025	AP 620694 - Enter Bill		UNIFIR - UNIFIRST	MASTER - UNIFORMS	\$0.00	\$61.91	
2/27/2025	AP 617114 - Enter Bill		TEMSYS-20 - TEM SYSTEMS	MASTER	\$0.00	\$1,538.61	
2/27/2025	AP 617148 - Enter Bill		AQUA-22 - AQUAGENIX - DeAngelo Contracting Services	FEB 2025	\$0.00	\$713.00	
2/27/2025	AP 617149 - Enter Bill		CORE-20 - CORE & MAIN	MASTER	\$0.00	\$144.83	
2/27/2025	AP 617399 - Print Check	21508	US LAW-20 - US LAWNS	MAR 2025	\$27,213.00	\$0.00	
2/27/2025	AP 617399 - Print Check	21510	CORE-20 - CORE & MAIN	MASTER	\$144.83	\$0.00	
2/27/2025	AP 617399 - Print Check	21511	NATSEC-21 - NATION SECURITY	02/17/25 - 02/23/25	\$7,061.68	\$0.00	
2/27/2025	AP 617399 - Print Check	21512	NATSEC-21 - NATION SECURITY	01/06/25 - 01/12/25	\$7,249.57	\$0.00	
2/27/2025	AP 617399 - Print Check	21509	AQUA-22 - AQUAGENIX - DeAngelo Contracting Services	FEB 2025	\$713.00	\$0.00	
2/27/2025	AP 617409 - Print Check	21513	TEMSYS-20 - TEM SYSTEMS	MASTER	\$1,538.61	\$0.00	
2/28/2025	AP 620751 - Void Check	21334	TOROPES-20 - TORO PEST CONTROL	IPM SERVICE NOV 2024	\$0.00	\$955.00	
2/28/2025	AP 620752 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING 02/28/25	\$0.00	\$995.00	
2/28/2025	AP 620753 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	IPM SERVICE DEC 2024	\$0.00	\$995.00	
2/28/2025	AP 620754 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	IPM SERVICE TO RESTAURANT DEC 2024	\$0.00	\$75.00	
2/28/2025	AP 624694 - Enter Bills - Separate Check		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 FEB 2025	\$0.00	\$1,979.50	
2/28/2025	AP 635787 - Enter Bills - Separate Check		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 1990066 FEB 2025	\$0.00	\$1,687.50	
02004-000	Loan Bco Popular (Paving - Entrance)				(\$1,322,252.55)	\$24,085.25	\$0.00 (\$1,298,167.30)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 649633 - Misc Payment				\$24,085.25	\$0.00	
02005-000	Accrued Expenses				(\$7,200.00)	\$0.00	\$0.00 (\$7,200.00)
02006-000	Loan Repayment				(\$281,630.98)	\$0.00	\$19,000.00 (\$300,630.98)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 642264 - Journal Entry		2025 BUDGET	2025 BUDGET	\$0.00	\$19,000.00	
02007-000	Insurance Note Payable				(\$1,991,879.67)	\$181,079.97	\$0.00 (\$1,810,799.70)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/6/2025	AP 642741 - Hand Written Check	1	FIRST-22 - FIRST INSURANCE FUNDING	PYMNT# 1 FEB 2025	\$181,079.97	\$0.00	
02008-000	Insurance Settlement				(\$12,274.26)	\$0.00	\$0.00 (\$12,274.26)
02012-000	Clubhouse Deposit				\$0.00	\$1,000.00	\$4,000.00 (\$3,000.00)

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/5/2025	AR 606155 - Cash Receipts - Miscellaneous			33445	\$0.00	\$1,000.00	
2/13/2025	AP 611631 - Enter Bills - Separate Check		JR-25 - JAVIER RAMIREZ	CLUBHOUSE DEP REF 33445 - 02/05/25 (PARTIAL REFUND DUE TO DAMAGED)	\$150.00	\$0.00	
2/13/2025	GL 611632 - Journal Entry		CLUBHOUSE INCOME 33445 - 02/05/25	CLUBHOUSE INCOME 33445	\$350.00	\$0.00	
2/14/2025	AR 612122 - Cash Receipts - Miscellaneous			33365 clubhouse	\$0.00	\$1,500.00	
2/20/2025	GL 613765 - Journal Entry		AJE - DEPOSIT 39221	AJE - DEPOSIT 39221	\$0.00	\$500.00	
2/20/2025	GL 613766 - Journal Entry		CLUBHOUSE INCOME 39221 - 10/01/24	CLUBHOUSE INCOME 39221	\$250.00	\$0.00	
2/20/2025	AP 613767 - Enter Bill		MT-25 - MARIA TENECELA	CLUBHOUSE DEP REF 33445 - 10/01/04	\$250.00	\$0.00	
2/21/2025	AR 614122 - Cash Receipts - Miscellaneous			101413 clubhouse	\$0.00	\$1,000.00	
02015-000	Security Deposits			(\$392,841.00)	\$2,750.00	\$7,300.00	(\$397,391.00)
2/3/2025	AR 605384 - Cash Receipts - Miscellaneous			35035 - Marcos Fernandez (owner)	\$0.00	\$7,300.00	
2/20/2025	AP 613787 - Enter Bill		IR-25 - IVAN RAMIREZ	SEC DEP REF 39241 - 01/18/21	\$2,750.00	\$0.00	
02016-000	Credit Card			(\$513.72)	\$628.58	\$0.00	\$114.86
2/28/2025	GL 649639 - Misc Payment				\$628.58	\$0.00	
02017-000	Insurance Claim Liability-Master			(\$26,256.05)	\$0.00	\$0.00	(\$26,256.05)
02018-000	Deferred Cable Cost-Master			(\$335,790.63)	\$2,300.00	\$0.00	(\$333,490.63)
2/28/2025	GL 642264 - Journal Entry		2025 BUDGET	2025 BUDGET	\$2,300.00	\$0.00	
02220-000	Payroll Taxes Payable			\$0.00	\$6,169.78	\$6,169.78	\$0.00
2/14/2025	GL 643953 - Journal Entry		payroll	payroll	\$2,934.52	\$2,934.52	
2/28/2025	GL 643956 - Journal Entry		payroll	payroll	\$3,235.26	\$3,235.26	
02500-000	Prepaid Owner Assessments			(\$181,553.51)	\$0.00	\$0.00	(\$181,553.51)
03030-000	Reserves Interest			(\$1,071.16)	\$0.00	\$704.47	(\$1,775.63)
2/28/2025	GL 649660 - Journal Entry		RESERVE INTEREST TR	RESERVE INTEREST TR	\$0.00	\$704.47	
03040-000	Spec Project - Front Door			(\$68,450.12)	\$0.00	\$0.00	(\$68,450.12)
03041-000	Special Project - Asphalt			\$1.00	\$0.00	\$0.00	\$1.00
03042-000	Operating Contingency			(\$107,833.38)	\$0.00	\$0.00	(\$107,833.38)
03101-000	Reserve - A/C Equip 10T Rooft-Master			(\$9,614.64)	\$0.00	\$131.96	(\$9,746.60)

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$131.96	
03102-000 Reserve - A/C Equip 3 TON Unit-Master							
					(\$2,126.44)	\$0.00	\$29.24
							(\$2,155.68)
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$29.24	
03103-000 Reserve - Awnings-Master							
					(\$14,895.96)	\$0.00	\$0.00
03104-000 Reserve - Carpet-Master							
					(\$4,140.00)	\$0.00	\$0.00
03105-000 Reserve - Furniture Office-Master							
					(\$31,886.96)	\$0.00	\$0.00
03106-000 Reserve - Flooring Tile-Master							
					(\$1,841.97)	\$0.00	\$118.00
							(\$1,959.97)
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$118.00	
03107-000 Reserve - Flooring Wood Compos-Master							
					(\$3,557.55)	\$0.00	\$60.99
							(\$3,618.54)
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$60.99	
03108-000 Reserve - Interior Painting-Master							
					(\$7,534.80)	\$0.00	\$252.72
							(\$7,787.52)
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$252.72	
03109-000 Reserve - Exterior Painting-Master							
					\$38.08	\$0.00	\$138.56
							(\$100.48)
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$138.56	
03110-000 Reserve - Kitchen/Breakroom-Master							
					\$3,027.41	\$0.00	\$71.87
							\$2,955.54
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$71.87	
03111-000 Reserve - Clubhouse Restrooms-Master							
					(\$6,951.90)	\$0.00	\$280.72
							(\$7,232.62)
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$280.72	
03112-000 Reserve - Pool Restrooms-Master							
					(\$16,449.97)	\$0.00	\$295.37
							(\$16,745.34)
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$295.37	
03113-000 Reserve - Court Resurface-							
					(\$10,969.93)	\$0.00	\$730.01
							(\$11,699.94)

Account				Balance Forward	Debits	Credits	Ending Balance
03114-000 Reseve - Court Lighting-Master				(\$6,686.84)	\$0.00	\$74.45	(\$6,761.29)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$730.01	
03115-000 Reserve - Court Fencing & Scre-Master				(\$5,312.82)	\$0.00	\$78.66	(\$5,391.48)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$74.45	
03116-000 Reserve - Furniture Pool-Master				(\$9,384.79)	\$0.00	\$442.29	(\$9,827.08)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$78.66	
03117-000 Reserve - Pool deck Surface-Master				(\$27,927.64)	\$0.00	\$398.40	(\$28,326.04)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$442.29	
03118-000 Reserve - Pool Deck Fence & Ga-Master				(\$10,172.04)	\$0.00	\$0.00	(\$10,172.04)
03119-000 Reserve - Asphalt Pavi. Overla-Master				(\$94,397.26)	\$0.00	\$1,782.01	(\$96,179.27)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$1,782.01	
03120-000 Reserve - Asphalt Sealcoat-Master				(\$145,917.05)	\$0.00	\$1.00	(\$145,918.05)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$1.00	
03121-000 Reserve - Playground Equipment-Master				\$29,504.96	\$0.00	\$353.82	\$29,151.14
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$353.82	
03122-000 Reserve - Play Fence & Gate-Master				(\$5,790.00)	\$0.00	\$0.00	(\$5,790.00)
03123-000 Reserve - Roof Flat-Master				(\$15,727.10)	\$0.00	\$223.10	(\$15,950.20)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$223.10	
03124-000 Reserve - Roof Tile-Master				(\$8,743.34)	\$0.00	\$121.82	(\$8,865.16)

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$121.82	
03125-000 Reserve - Signage Entry Monume-Master				(\$1,622.13)	\$0.00	\$23.01	(\$1,645.14)
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$23.01	
03126-000 Reserve - Signage Street Direc-Master				\$5,758.82	\$0.00	\$980.97	\$4,777.85
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$980.97	
03127-000 Reserve - Mailboxes-Master				(\$1,900.53)	\$0.00	\$959.31	(\$2,859.84)
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$959.31	
03128-000 Reserve - Street Lights-Master				(\$84,019.00)	\$0.00	\$1,640.41	(\$85,659.41)
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$1,640.41	
03129-000 Reserve - Per. Fence ChainLink-Master				(\$28,973.43)	\$0.00	\$530.95	(\$29,504.38)
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$530.95	
03130-000 Reserve - Per. Fence Aluminum-Master				\$345.81	\$0.00	\$228.51	\$117.30
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$228.51	
03131-000 Reserve - Irrigation Pumps 31-Master				(\$3,849.44)	\$0.00	\$1,981.14	(\$5,830.58)
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$1,981.14	
03132-000 Reserve - Gate Barrier Arm-Master				(\$6,884.07)	\$0.00	\$92.07	(\$6,976.14)
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$92.07	
03133-000 Reserve - Gates Aluminum-Master				(\$7,256.14)	\$0.00	\$68.74	(\$7,324.88)
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$68.74	

Account					Balance Forward	Debits	Credits	Ending Balance
03134-000 Reserve - Gates Motors-Master					(\$9,067.40)	\$0.00	\$192.36	(\$9,259.76)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$192.36		
03135-000 Reserve - Gates Software Updat-Master					(\$17,579.09)	\$0.00	\$3,129.17	(\$20,708.26)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$3,129.17		
03136-000 Reserve - Golf Building-Master					\$7,360.92	\$0.00	\$3,967.74	\$3,393.18
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$3,967.74		
03137-000 Reserve - Irrigation Pumps					\$4,057.52	\$0.00	\$368.87	\$3,688.65
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$368.87		
03138-000 Reserve - Pool Motor/Mechanic					\$4,764.01	\$0.00	\$433.09	\$4,330.92
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$0.00	\$433.09		
03800-000 Retained Earnings					\$824,675.83	\$183,337.38	\$0.00	\$1,008,013.21
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/7/2025	GL 649635 - Journal Entry		WATER ADJ	WATER ADJ	\$182,837.38	\$0.00		
2/20/2025	GL 613765 - Journal Entry		AJE - DEPOSIT 39221	AJE - DEPOSIT 39221	\$500.00	\$0.00		
40001-000 Income					(\$452,945.12)	\$206,521.33	\$659,466.45	(\$905,890.24)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	AR 604610 - Apply Charges				\$0.00	\$659,466.45		
2/1/2025	AR 632667 - Adjustment				\$860.00	\$0.00		
2/1/2025	GL 642266 - Journal Entry		INCOME	INCOME	\$205,661.33	\$0.00		
40002-000 Reserve Income					(\$20,181.33)	\$0.00	\$20,181.33	(\$40,362.66)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	GL 642266 - Journal Entry		INCOME	INCOME	\$0.00	\$20,181.33		
40011-000 Late Fee Income					\$2,475.00	\$50.00	\$1,775.00	\$750.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/14/2025	AR 612119 - Adjustment				\$25.00	\$0.00		
2/21/2025	AR 613975 - Apply Late Fee				\$0.00	\$1,775.00		
2/28/2025	AR 617529 - Adjustment				\$25.00	\$0.00		

Account					Balance Forward	Debits	Credits	Ending Balance
40015-000 Legal Fee Income					\$1,500.00	\$0.00	\$2,250.00	(\$750.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/10/2025	AR 609714 - Adjustment				\$0.00	\$750.00		
2/10/2025	AR 609716 - Adjustment				\$0.00	\$750.00		
2/10/2025	AR 609718 - Adjustment				\$0.00	\$750.00		
40030-000 Screening Fees					(\$400.00)	\$0.00	\$1,100.00	(\$1,500.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/5/2025	AR 606155 - Cash Receipts - Miscellaneous			35104	\$0.00	\$900.00		
2/12/2025	AR 610690 - Cash Receipts - Miscellaneous			35604	\$0.00	\$100.00		
2/14/2025	AR 612122 - Cash Receipts - Miscellaneous			34815 app	\$0.00	\$100.00		
40056-000 Violation Fees					\$0.00	\$0.00	\$78.00	(\$78.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/5/2025	AR 622795 - Adjustment				\$0.00	\$26.00		
2/14/2025	AR 622797 - Adjustment				\$0.00	\$26.00		
2/21/2025	AR 644518 - Adjustment				\$0.00	\$26.00		
40060-000 Transponder Income					(\$685.00)	\$0.00	\$520.00	(\$1,205.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/12/2025	AR 610690 - Cash Receipts - Miscellaneous			38094	\$0.00	\$20.00		
2/14/2025	AR 612122 - Cash Receipts - Miscellaneous			36062 transponder	\$0.00	\$40.00		
2/21/2025	AR 614122 - Cash Receipts - Miscellaneous			97053 transponder	\$0.00	\$40.00		
2/28/2025	GL 649645 - Journal Entry		square	square	\$0.00	\$420.00		
40079-000 Clubhouse Rental					(\$500.00)	\$0.00	\$600.00	(\$1,100.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/13/2025	GL 611632 - Journal Entry		CLUBHOUSE INCOME 33445 - 02/05/25	CLUBHOUSE INCOME 33445	\$0.00	\$350.00		
2/20/2025	GL 613766 - Journal Entry		CLUBHOUSE INCOME 39221 - 10/01/24	CLUBHOUSE INCOME 39221	\$0.00	\$250.00		
40080-000 Interest Income					(\$955.79)	\$0.00	\$3.51	(\$959.30)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 641865 - Misc Deposit				\$0.00	\$0.09		
2/28/2025	GL 649646 - Misc Deposit				\$0.00	\$3.42		
40081-000 Reserve Interest Income					(\$1,071.16)	\$0.00	\$704.47	(\$1,775.63)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/28/2025	GL 649659 -		RESERVE INTERESTS TR	RESERVE INTERESTS	\$0.00	\$704.47		

Account					Balance Forward	Debits	Credits	Ending Balance
Journal Entry								
40090-000	Miscellaneous Income				(\$150.00)	\$25.00	\$125.00	(\$250.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/5/2025	AR 649627 - Apply NSF	0000000001			\$0.00	\$25.00		
2/5/2025	AR 649629 - Apply NSF	0000000001			\$0.00	\$25.00		
2/6/2025	AR 612538 - Apply NSF	0000000001			\$0.00	\$25.00		
2/7/2025	AR 613054 - Apply NSF	463528893		Return Code: R01	\$0.00	\$25.00		
2/19/2025	AR 615285 - Apply NSF	0000000004			\$0.00	\$25.00		
2/26/2025	AR 616015 - Adjustment				\$25.00	\$0.00		
41008-000	Tennis Income				(\$1,400.00)	\$0.00	\$1,400.00	(\$2,800.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/12/2025	AR 610690 - Cash Receipts - Miscellaneous			Polonsky Tennis Academy February rent	\$0.00	\$1,400.00		
50008-000	Accounting Fees				\$8,300.00	\$9,050.00	\$750.00	\$16,600.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	GL 642268 - Journal Entry		PAYROLL FEES	PAYROLL FEES	\$0.00	\$750.00		
2/13/2025	AP 611596 - Enter Bills - Separate Check		PREFERRED ACCOUNTING SERVICES, Inc.	FEB 2025	\$9,050.00	\$0.00		
50045-000	Legal Fees				\$2,565.00	\$6,432.05	\$0.00	\$8,997.05
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/7/2025	AP 620741 - Enter Bills - Separate Check		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 1990066 JAN 2025	\$2,387.25	\$0.00		
2/20/2025	AP 613781 - Enter Bills - Separate Check		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 FEB 2025	\$377.80	\$0.00		
2/28/2025	AP 624694 - Enter Bills - Separate Check		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 FEB 2025	\$1,979.50	\$0.00		
2/28/2025	AP 635787 - Enter Bills - Separate Check		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 1990066 FEB 2025	\$1,687.50	\$0.00		
50046-000	Legal Fees Collections				\$1,500.00	\$9,494.96	\$9,494.96	\$1,500.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/13/2025	AP 611606 - Enter Bill		TSA001-20 - TOYNE, SCHIMMEL & ALONSO PA	LEGAL FEE - CASE#2024-23004 CA 01	\$9,494.96	\$0.00		
2/13/2025	AP 614348 - AP Adjustment		TSA001-20 - TOYNE, SCHIMMEL & ALONSO PA	LEGAL FEE - CASE#2024-23004 CA 01	\$0.00	\$9,494.96		
50050-000	Licenses, Taxes, Permits				\$400.40	\$1,564.90	\$0.00	\$1,965.30
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/19/2025	AP 622990 - Hand Written Check	1	MIAMI-22 - MIAMI DADE COUNTY	MASTER - ANNUAL REGISTRATION 2025	\$1,164.50	\$0.00		
2/25/2025	AP 605874 - Hand Written Check	1	PROBO - PROPERTY BOSS SOLUTIONS	MASTER	\$400.40	\$0.00		
50053-000	Corporate Annual Report				\$195.00	\$0.00	\$0.00	\$195.00
50055-000	Meeting				\$3.16	\$0.00	\$0.00	\$3.16

Account				Balance Forward	Debits	Credits	Ending Balance
Expenses/Refreshments							
50080-000 Postage				\$709.32	\$67.41	\$0.00	\$776.73
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/19/2025	GL 649642 - Misc Payment			PITNEY BOWES	\$67.41	\$0.00	
50084-000 Special Project Entrance - Asphalt				\$19,000.00	\$19,000.00	\$0.00	\$38,000.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 642264 - Journal Entry		2025 BUDGET	2025 BUDGET	\$19,000.00	\$0.00	
50085-000 Office Supplies				\$981.90	\$1,448.06	\$0.00	\$2,429.96
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/21/2025	AP 623002 - Hand Written Check	1	STAPLE-20 - STAPLES	MASTER	\$1,448.06	\$0.00	
50086-000 Printing				\$3,789.15	\$69.55	\$0.00	\$3,858.70
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/13/2025	AP 611613 - Enter Bill		MINUTE - MINUTEMAN PRESS OF DORAL	MASTER	\$69.55	\$0.00	
51009-000 Bank Charges				\$70.00	\$92.00	\$0.00	\$162.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/20/2025	GL 649638 - Misc Payment				\$72.00	\$0.00	
2/28/2025	GL 641866 - Misc Payment				\$10.00	\$0.00	
2/28/2025	GL 641867 - Misc Payment				\$10.00	\$0.00	
51010-000 Square Fees				\$39.96	\$13.32	\$21.00	\$32.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 649645 - Journal Entry		square	square	\$13.32	\$21.00	
51012-000 Screening Fees				\$807.80	\$154.00	\$0.00	\$961.80
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	AP 636611 - Hand Written Check	1	SARMA-20 - SARMA	MASTER - SCREENING FEE	\$154.00	\$0.00	
51013-000 Uniforms Contract-Master				\$365.75	\$295.16	\$0.00	\$660.91
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/5/2025	AP 620678 - Enter Bill		UNIFIR - UNIFIRST	MASTER - UNIFORMS	\$77.75	\$0.00	
2/12/2025	AP 620679 - Enter Bill		UNIFIR - UNIFIRST	MASTER - UNIFORMS	\$77.75	\$0.00	
2/19/2025	AP 620693 - Enter Bill		UNIFIR - UNIFIRST	MASTER - UNIFORMS	\$77.75	\$0.00	
2/26/2025	AP 620694 - Enter Bill		UNIFIR - UNIFIRST	MASTER - UNIFORMS	\$61.91	\$0.00	
52031-000 Property				\$153,428.90	\$153,427.90	\$0.00	\$306,856.80
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 630090 - Journal Entry		INSURANCE	INSURANCE	\$153,427.90	\$0.00	
52032-000 Umbrella Insurance				\$3,742.25	\$3,742.25	\$0.00	\$7,484.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
2/28/2025	GL 630090 - Journal Entry		INSURANCE	INSURANCE	\$3,742.25	\$0.00	
52033-000 Liability				\$16,887.50	\$16,887.50	\$0.00	\$33,775.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 630090 - Journal Entry		INSURANCE	INSURANCE	\$16,887.50	\$0.00	
52034-000 Flood Insurance				\$15,979.20	\$15,912.20	\$0.00	\$31,891.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 630087 - Journal Entry		INSURANCE	INSURANCE	\$15,791.70	\$0.00	
2/28/2025	GL 630090 - Journal Entry		INSURANCE	INSURANCE	\$120.50	\$0.00	
52035-000 Directors & Officers Inc				\$1,222.94	\$1,222.94	\$0.00	\$2,445.88
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 630090 - Journal Entry		INSURANCE	INSURANCE	\$1,222.94	\$0.00	
52036-000 Fidelity Bond				\$549.17	\$549.17	\$0.00	\$1,098.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 630090 - Journal Entry		INSURANCE	INSURANCE	\$549.17	\$0.00	
52037-000 Auto Insurance-Master				\$282.25	\$282.25	\$0.00	\$564.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 630087 - Journal Entry		INSURANCE	INSURANCE	\$282.25	\$0.00	
52039-000 Workers Compensation				\$1,553.41	\$1,553.41	\$0.00	\$3,106.82
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 630087 - Journal Entry		INSURANCE	INSURANCE	\$1,163.33	\$0.00	
2/28/2025	GL 630090 - Journal Entry		INSURANCE	INSURANCE	\$390.08	\$0.00	
52040-000 Insurance Finance Charges				\$5,649.33	\$5,649.33	\$0.00	\$11,298.66
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 630087 - Journal Entry		INSURANCE	INSURANCE	\$399.12	\$0.00	
2/28/2025	GL 630090 - Journal Entry		INSURANCE	INSURANCE	\$5,250.21	\$0.00	
54050-000 Electricity				\$4,159.30	\$4,758.99	\$0.00	\$8,918.29
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/5/2025	AP 605201 - Hand Written Check	1	F002-22 - FPL	12/17/24 - 01/16/25	\$30.82	\$0.00	
2/5/2025	AP 605204 - Hand Written Check	1	F002-22 - FPL	12/17/24 - 01/16/25	\$203.17	\$0.00	
2/20/2025	GL 649637 - Misc Payment				\$4,525.00	\$0.00	
54070-000 Water & Sewer				\$2,671.21	\$191,509.42	\$182,837.38	\$11,343.25
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/7/2025	GL 649634 - Misc Payment			WATER BILLS FROM OCT - DEC 2024 ADJ TO RE	\$182,837.38	\$0.00	
2/7/2025	GL 649635 - Journal Entry		WATER ADJ	WATER ADJ	\$0.00	\$182,837.38	

Account				Balance Forward	Debits	Credits	Ending Balance	
2/28/2025	GL 649641 - Misc Payment				\$8,672.04	\$0.00		
54080-000	Gas/Fuel Oil			\$40.00	\$0.00	\$0.00	\$40.00	
54100-000	Telephone			\$469.55	\$469.81	\$0.00	\$939.36	
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/5/2025	AP 622999 - Hand Written Check	1	VER-23 - VERVE CLOUD, INC	MASTER FEB 2025	\$291.57	\$0.00		
2/21/2025	AP 622975 - Hand Written Check	1	AT&TMOB-20 - AT&T MOBILITY	01/28/25 - 02/27/25	\$178.24	\$0.00		
60013-000	Cable Television				\$61,503.76	\$63,803.76	\$2,300.00	\$123,007.52
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/10/2025	AP 622983 - Hand Written Check	1	HOTWIR-20 - HOTWIRE COMMUNICATIONS	FEB 2025	\$63,803.76	\$0.00		
2/28/2025	GL 642264 - Journal Entry		2025 BUDGET	2025 BUDGET	\$0.00	\$2,300.00		
60015-000	IT Support Contract				\$4,127.48	\$2,041.11	\$0.00	\$6,168.59
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/6/2025	AP 606612 - Enter Bills - Separate Check		M032-20 - COMPUCARE SYSTEMS INC	MASTER	\$1,116.40	\$0.00		
2/6/2025	AP 606616 - Enter Bills - Separate Check		M032-20 - COMPUCARE SYSTEMS INC	MASTER	\$320.00	\$0.00		
2/6/2025	AP 606618 - Enter Bills - Separate Check		M032-20 - COMPUCARE SYSTEMS INC	MASTER	\$220.00	\$0.00		
2/20/2025	AP 613771 - Enter Bills - Separate Check		M032-20 - COMPUCARE SYSTEMS INC	MASTER	\$384.71	\$0.00		
60021-000	Drinking Water Contract				\$86.38	\$86.38	\$0.00	\$172.76
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/14/2025	AP 622988 - Hand Written Check	1	QUEN-20 - QUENCH USA INC	02/15/25 - 03/14/25	\$86.38	\$0.00		
60090-000	Lawn Maintenance Contract				\$27,213.00	\$27,213.00	\$0.00	\$54,426.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	AP 604077 - Enter Bill		US LAW-20 - US LAWNS	FEB 2025	\$27,213.00	\$0.00		
60095-000	Lawn Pest/Rodent Control				\$2,320.00	\$4,385.00	\$0.00	\$6,705.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2025	AP 613786 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING FEB 2025	\$995.00	\$0.00		
2/6/2025	AP 606623 - Enter Bill		RIR-21 - REDLINE IGUANA REMOVAL	IGUANA REMOVAL FEB 2025	\$595.00	\$0.00		
2/20/2025	AP 613784 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING FEB 2025	\$655.00	\$0.00		
2/20/2025	AP 613785 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING FEB 2025	\$75.00	\$0.00		
2/28/2025	AP 620752 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING 02/28/25	\$995.00	\$0.00		
2/28/2025	AP 620753 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	IPM SERVICE DEC 2024	\$995.00	\$0.00		

Account				Balance Forward	Debits	Credits	Ending Balance
2/28/2025	AP 620754 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	IPM SERVICE TO RESTAURANT DEC 2024	\$75.00	\$0.00	
61045-000 Security Services				\$28,834.96	\$28,246.72	\$0.00	\$57,081.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/2/2025	AP 606619 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	01/27/25 - 02/02/25	\$7,061.68	\$0.00	
2/9/2025	AP 611617 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	02/03/25 - 02/09/25	\$7,061.68	\$0.00	
2/16/2025	AP 613772 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	02/10/25 - 02/16/25	\$7,061.68	\$0.00	
2/23/2025	AP 617151 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	02/17/25 - 02/23/25	\$7,061.68	\$0.00	
61055-000 Trash Removal				\$29,684.98	\$29,230.98	\$0.00	\$58,915.96
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/19/2025	AP 622984 - Hand Written Check	1	MW001-20 - MAGICWASTE	FEB 2025	\$29,230.98	\$0.00	
61070-000 Lake Water Treatment				\$713.00	\$713.00	\$0.00	\$1,426.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/27/2025	AP 617148 - Enter Bill		AQUA-22 - AQUAGENIX - DeAngelo Contracting Services	FEB 2025	\$713.00	\$0.00	
65010-000 Management Salaries				\$11,014.52	\$7,343.08	\$0.00	\$18,357.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/14/2025	GL 643953 - Journal Entry		payroll	payroll	\$3,671.54	\$0.00	
2/28/2025	GL 643956 - Journal Entry		payroll	payroll	\$3,671.54	\$0.00	
65011-000 On-Site Administrative Staff				\$10,232.15	\$8,318.20	\$0.00	\$18,550.35
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/14/2025	GL 643953 - Journal Entry		payroll	payroll	\$4,314.35	\$0.00	
2/28/2025	GL 643956 - Journal Entry		payroll	payroll	\$4,003.85	\$0.00	
65018-000 Maintenance Salaries				\$16,806.00	\$8,096.00	\$0.00	\$24,902.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/14/2025	GL 643953 - Journal Entry		payroll	payroll	\$4,048.00	\$0.00	
2/28/2025	GL 643956 - Journal Entry		payroll	payroll	\$4,048.00	\$0.00	
65025-000 Payroll Process Fees				\$750.00	\$750.00	\$0.00	\$1,500.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	GL 642268 - Journal Entry		PAYROLL FEES	PAYROLL FEES	\$750.00	\$0.00	
65027-000 Payroll & Benefits - Rec Staff				\$3,086.78	\$1,760.77	\$0.00	\$4,847.55
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/14/2025	GL 643953 - Journal Entry		payroll	payroll	\$906.30	\$0.00	
2/28/2025	GL 643956 -		payroll	payroll	\$854.47	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Journal Entry						
70045-000	R&M Electrical			\$267.40	\$0.00	\$0.00	\$267.40
70048-000	R & M Irrigation Sprinkler			\$0.00	\$144.83	\$0.00	\$144.83
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/27/2025	AP 617149 - Enter Bill		CORE-20 - CORE & MAIN	MASTER	\$144.83	\$0.00	
70065-000	R & M Golf Cart			\$606.62	\$606.62	\$0.00	\$1,213.24
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/15/2025	AP 622986 - Hand Written Check	1	YAMA21 - YAMAHA MOTOR FINANCE CORP.	FEB 2024	\$606.62	\$0.00	
70090-000	R & M Plumbing			\$85.57	\$0.00	\$0.00	\$85.57
70095-000	R&M Pool			\$0.00	\$1,200.00	\$0.00	\$1,200.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/4/2025	AP 605448 - Enter Bills - Separate Check		ACE-24 - ACE POOL & SPA	MASTER - RESURFACING PERMITS	\$1,200.00	\$0.00	
71036-000	Landscape Replacement			\$0.00	\$800.00	\$0.00	\$800.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/6/2025	AP 606622 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER	\$800.00	\$0.00	
71070-000	R&M-Gate Equipment			\$1,257.38	\$1,538.61	\$0.00	\$2,795.99
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/27/2025	AP 617114 - Enter Bill		TEMSYS-20 - TEM SYSTEMS	MASTER	\$1,538.61	\$0.00	
71090-000	Maintenance Supplies			\$2,174.93	\$804.04	\$0.00	\$2,978.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/6/2025	AP 606626 - Enter Bills - Separate Check		THESHER-20 - THE SHERWIN WILLIAMS CO	MASTER - PAINTS	\$26.16	\$0.00	
2/13/2025	AP 611620 - Enter Bills - Separate Check		THESHER-20 - THE SHERWIN WILLIAMS CO	MASTER - PAINTS	\$33.08	\$0.00	
2/21/2025	AP 622994 - Hand Written Check	1	HP-21 - THE HOME DEPOT	MASTER - SUPPLIES	\$744.80	\$0.00	
71092-000	Janitorial Supplies			\$363.27	\$0.00	\$0.00	\$363.27
71095-000	Lighting Supplies			\$171.10	\$0.00	\$0.00	\$171.10
80001-000	Reserves Transfers			\$20,181.33	\$20,181.33	\$0.00	\$40,362.66
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2025	GL 642267 - Journal Entry		RESERVE MASTER	RESERVE	\$20,181.33	\$0.00	
80010-000	Reserve Interest Transfer			\$1,071.16	\$704.47	\$0.00	\$1,775.63
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2025	GL 649659 - Journal Entry		RESERVE INTERESTS TR	RESERVE INTERESTS	\$704.47	\$0.00	
Total:				\$291.80	\$3,642,696.04	\$3,642,987.84	\$0.00