Master

Preferred Accounting Services, Inc.

COSTA DEL SOL ASSOCIATION

Wednesday, January 22, 2025

COSTA DEL SOL ASSOCIATION

BALANCE SHEET

Master

As of: 12/31/2024

Assets

Account #	Account Name	Total
Asset		
01015-000	Cash - BB&T Operating	$208,391.88
01025-000	Cash - BB&T - Golf Spec Assess	$332.31
01036-000	Cash - City National Sec Dep. - Master	$399,544.98
01038-000	Cash - Bco Popular Loan Proceeds	$6,790.83
01066-000	Cash - Bco Popular Oper Reserv	$303,057.18
01070-000	Cash - Reserves	$1,368,089.74
01200-000	Owner Assessments Receivable	$115,220.95
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	($1,560,636.55)
01610-000	Prepaid Insurance	$43,615.24
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:	$2,483,314.53
	TOTAL ASSETS:	$2,483,314.53

Liabilities

Account #	Account Name	Total
Liability		
02001-000	Accounts Payable	$42,601.93
02004-000	Loan Bco Popular (Paving - Entrance)	$1,346,337.80
02005-000	Accrued Expenses	$7,200.00
02006-000	Loan Repayment	$262,630.98
02007-000	Insurance Note Payable	($153.82)
02008-000	Insurance Settlement	$12,274.26
02012-000	Clubhouse Deposit	$500.00
02015-000	Security Deposits	$388,991.00
02016-000	Credit Card	$704.49
02017-000	Insurance Claim Liability - Master	$26,256.05
02018-000	Deferred Cable Cost - Master	$338,090.63
02500-000	Prepaid Owner Assessments	$181,553.51
	LIABILITY TOTAL:	$2,606,986.83
	TOTAL LIABILITIES:	$2,606,986.83

Equity

Account #	Account Name	Total
Reserves		

Account #	Account Name	Total
03030-000	Reserves Interest	$21,916.73
03040-000	Spec Project - Front Door	$68,450.12
03041-000	Special Project - Asphalt	($1.00)
03042-000	Operating Contingency	$85,916.65
03101-000	Reserve - A/C Equip 10T Rooft - Master	$9,482.68
03102-000	Reserve - A/C Equip 3 TON Unit - Master	$2,097.20
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	$1,723.97
03107-000	Reserve - Flooring Wood Compos - Master	$3,496.56
03108-000	Reserve - Interior Painting - Master	$7,282.08
03109-000	Reserve - Exterior Painting - Master	($176.64)
03110-000	Reserve - Kitchen/Breakroom - Master	($3,099.28)
03111-000	Reserve - CLubhouse Restrooms - Master	$6,671.18
03112-000	Reserve - Pool Restrooms - Master	$16,154.60
03113-000	Reserve - Court Resurface - Master	$10,239.92
03114-000	Reseve - Court Lighting - Master	$6,612.39
03115-000	Reserve - Court Fencing & Scre - Master	$5,234.16
03116-000	Reserve - Furniture Pool - Master	$8,942.50
03117-000	Reserve - Pool deck Surface - Master	$27,529.24
03118-000	Reserve - Pool Deck Fence & Ga - Master	$10,172.04
03119-000	Reserve - Asphalt Pavi. Overla - Master	$92,615.25
03120-000	Reserve - Asphalt Sealcoat - Master	$145,916.05
03121-000	Reserve - Playground Equipment - Master	($29,858.78)
03122-000	Reserve - Play Fence & Gate - Master	$5,790.00
03123-000	Reserve - Roof Flat - Master	$15,504.00
03124-000	Reserve - Roof Tile - Master	$8,621.52
03125-000	Reserve - Signage Entry Monume - Master	$1,599.12
03126-000	Reserve - Signage Street Direc - Master	($6,739.79)
03127-000	Reserve - Mailboxes - Master	$941.22
03128-000	Reserve - Street Lights - Master	$82,378.59
03129-000	Reserve - Per. Fence ChainLink - Master	$28,442.48
03130-000	Reserve - Per. Fence Aluminum - Master	($574.32)
03131-000	Reserve - Irrigation Pumps 31 - Master	$1,868.30
03132-000	Reserve - Gate Barrier Arm - Master	$6,792.00
03133-000	Reserve - Gates Aluminum - Master	$7,187.40
03134-000	Reserve - Gates Motors - Master	$8,875.04
03135-000	Reserve - Gates Software Updat - Master	$14,449.92
03136-000	Reserve - Golf Building - Master	($11,328.66)
03137-000	Reserve - Irrigation Pumps	($4,426.39)
03138-000	Reserve - Pool Motor/ Mechanic	($5,197.10)
	RESERVES TOTAL:	$702,423.87
Members Equity		
03800-000	Retained Earnings	($675,196.29)
	MEMBERS EQUITY TOTAL:	($675,196.29)
	Current Year Net Income/(Loss)	($150,899.88)
	TOTAL EQUITY:	($123,672.30)

Account #	Account Name	Total
	TOTAL LIABILITIES AND EQUITY:	$2,483,314.53

COSTA DEL SOL ASSOCIATION

INCOME STATEMENT

Master

Start: 12/01/2024 | End: 12/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
40001-000 Income	536,167.26	536,167.26	0.00	6,434,006.79	6,434,006.79	0.00	6,434,006.79
40002-000 Reserve Income	12,562.37	12,562.32	0.05	150,748.44	150,748.39	0.05	150,748.39
40003-000 Special Assessment Fee	818.24	0.00	818.24	0.00	0.00	0.00	0.00
40011-000 Late Fee Income	538.67	1,333.37	(794.70)	19,789.88	16,000.00	3,789.88	16,000.00
40015-000 Legal Fee Income	750.00	1,200.00	(450.00)	7,675.00	14,400.00	(6,725.00)	14,400.00
40030-000 Screening Fees	500.00	1,200.00	(700.00)	12,450.00	14,400.00	(1,950.00)	14,400.00
40056-000 Violation Fees	(26.00)	500.00	(526.00)	1,972.00	6,000.00	(4,028.00)	6,000.00
40060-000 Transponder Income	731.00	600.00	131.00	7,108.70	7,200.00	(91.30)	7,200.00
40079-000 Clubhouse Rental	600.00	291.63	308.37	7,350.00	3,500.00	3,850.00	3,500.00
40080-000 Interest Income	2.47	500.00	(497.53)	1,737.04	6,000.00	(4,262.96)	6,000.00
40081-000 Reserve Interest Income	746.17	100.00	646.17	8,458.36	1,200.00	7,258.36	1,200.00
40090-000 Miscellaneous Income	125.00	250.00	(125.00)	23,829.35	3,000.00	20,829.35	3,000.00
41008-000 Tennis Income	1,400.00	1,200.00	200.00	18,400.00	14,400.00	4,000.00	14,400.00
Income Total	**554,915.18**	**555,904.58**	**(989.40)**	**6,693,525.56**	**6,670,855.18**	**22,670.38**	**6,670,855.18**
Total Income	**554,915.18**	**555,904.58**	**(989.40)**	**6,693,525.56**	**6,670,855.18**	**22,670.38**	**6,670,855.18**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
50005-000 Audit/Tax Preparation	0.00	2,350.00	2,350.00	0.00	28,200.00	28,200.00	28,200.00
50008-000 Accounting Fees	7,950.00	7,950.00	0.00	95,400.00	95,400.00	0.00	95,400.00
50012-000 Bad Debts	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
50022-000 Computer System	0.00	166.63	166.63	0.00	2,000.00	2,000.00	2,000.00
50023-000 Computer Software	0.00	83.37	83.37	2,427.00	1,000.00	(1,427.00)	1,000.00
50043-000 Transponder Expense	0.00	500.00	500.00	5,200.00	6,000.00	800.00	6,000.00
50045-000 Legal Fees	9,009.52	833.37	(8,176.15)	38,508.22	10,000.00	(28,508.22)	10,000.00
50046-000 Legal Fees Collections	0.00	900.00	900.00	1,725.00	10,800.00	9,075.00	10,800.00
50048-000 Annual Condo Fees	3,072.00	256.00	(2,816.00)	3,072.00	3,072.00	0.00	3,072.00
50050-000 Licenses, Taxes, Permits	1,564.90	700.00	(864.90)	14,167.44	8,400.00	(5,767.44)	8,400.00
50053-000 Corporate Annual Report	(195.00)	15.00	210.00	195.00	180.00	(15.00)	180.00
50055-000 Meeting Expenses/Refreshments	0.00	150.00	150.00	2,135.15	1,800.00	(335.15)	1,800.00
50057-000 Social Committe	201.09	100.00	(101.09)	1,201.03	1,200.00	(1.03)	1,200.00
50080-000 Postage	880.99	300.00	(580.99)	4,924.25	3,600.00	(1,324.25)	3,600.00
50084-000 Special Project Entrance - Asp...	16,000.00	16,000.00	0.00	192,000.00	192,000.00	0.00	192,000.00
50085-000 Office Supplies	835.84	500.00	(335.84)	10,650.52	6,000.00	(4,650.52)	6,000.00
50086-000 Printing	0.00	416.63	416.63	4,330.71	5,000.00	669.29	5,000.00
50088-000 CDS Golf Club Expenses	20,000.00	16,666.63	(3,333.37)	200,000.00	200,000.00	0.00	200,000.00
50090-000 Professional Fees	0.00	50.00	50.00	2,131.40	600.00	(1,531.40)	600.00
51007-000 Real Estate Taxes	39,721.75	3,333.37	(36,388.38)	39,766.75	40,000.00	233.25	40,000.00
51009-000 Bank Charges	58.00	100.00	42.00	713.00	1,200.00	487.00	1,200.00
51010-000 Square Fees	19.50	0.00	(19.50)	201.54	0.00	(201.54)	0.00
51012-000 Screening Fees	231.00	550.00	319.00	6,049.30	6,600.00	550.70	6,600.00
51013-000 Uniforms Contract	292.62	250.00	(42.62)	3,467.46	3,000.00	(467.46)	3,000.00
General & Administrative Total	**99,642.21**	**52,254.37**	**(47,387.84)**	**628,265.77**	**627,052.00**	**(1,213.77)**	**627,052.00**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Insurance							
52000-000 Insurance Deductible	0.00	0.00	0.00	5,000.00	0.00	(5,000.00)	0.00
52031-000 Property	184,050.78	180,009.94	(4,040.84)	2,208,609.35	2,160,119.17	(48,490.18)	2,160,119.17
52032-000 Umbrella Insurance	2,273.96	2,100.93	(173.03)	27,287.50	25,211.82	(2,075.68)	25,211.82
52033-000 Liability	14,702.19	15,039.09	336.90	176,426.27	180,468.75	4,042.48	180,468.75
52034-000 Flood Insurance	15,498.00	16,795.30	1,297.30	199,573.25	201,543.71	1,970.46	201,543.71
52035-000 Directors & Officers Inc	1,781.98	1,800.81	18.83	21,383.74	21,609.72	225.98	21,609.72
52036-000 Fidelity Bond	580.58	624.07	43.49	6,966.98	7,489.28	522.30	7,489.28
52037-000 Auto Insurance	282.25	237.26	(44.99)	2,540.25	2,847.23	306.98	2,847.23
52039-000 Workers Compensation	1,163.33	579.84	(583.49)	12,214.97	6,957.75	(5,257.22)	6,957.75
52040-000 Insurance Finance Charges	5,732.25	6,053.40	321.15	68,787.00	72,640.80	3,853.80	72,640.80
Insurance Total	**226,065.32**	**223,240.64**	**(2,824.68)**	**2,728,789.31**	**2,678,888.23**	**(49,901.08)**	**2,678,888.23**
Utilities							
54050-000 Electricity	4,324.04	4,500.00	175.96	59,694.00	54,000.00	(5,694.00)	54,000.00
54070-000 Water & Sewer	2,115.79	68,333.37	66,217.58	800,294.22	820,000.00	19,705.78	820,000.00
54080-000 Gas/Fuel Oil	0.00	50.00	50.00	250.33	600.00	349.67	600.00
54100-000 Telephone	469.23	475.00	5.77	5,342.37	5,700.00	357.63	5,700.00
Utilities Total	**6,909.06**	**73,358.37**	**66,449.31**	**865,580.92**	**880,300.00**	**14,719.08**	**880,300.00**
Contract Services							
60013-000 Cable Television	63,803.76	59,000.00	(4,803.76)	745,986.58	708,000.00	(37,986.58)	708,000.00
60015-000 IT Support Contract	1,306.40	1,200.00	(106.40)	21,329.59	14,400.00	(6,929.59)	14,400.00
60021-000 Drinking Water Contract	86.38	66.67	(19.71)	1,020.74	800.04	(220.70)	800.04
60030-000 Photocopier Lease	0.00	450.00	450.00	5,706.52	5,400.00	(306.52)	5,400.00
60090-000 Lawn Maintenance Contract	26,679.00	26,806.50	127.50	320,148.00	321,678.00	1,530.00	321,678.00
60095-000 Lawn Pest/Rodent Control	655.00	1,500.00	845.00	28,773.00	18,000.00	(10,773.00)	18,000.00
61020-000 Pool Chemicals Supplies	1,377.21	1,250.00	(127.21)	16,248.79	15,000.00	(1,248.79)	15,000.00
61045-000 Security Services	21,848.35	29,100.63	7,252.28	341,434.53	349,207.56	7,773.03	349,207.56
61055-000 Trash Removal	29,230.98	29,230.08	(0.90)	350,771.76	350,760.96	(10.80)	350,760.96
61070-000 Lake Water Treatment	713.00	720.00	7.00	7,843.00	8,640.00	797.00	8,640.00
Contract Services Total	**145,700.08**	**149,323.88**	**3,623.80**	**1,839,262.51**	**1,791,886.56**	**(47,375.95)**	**1,791,886.56**
Personnel Expense							
65010-000 Management Salaries	5,517.69	7,500.00	1,982.31	72,943.10	90,000.00	17,056.90	90,000.00
65011-000 On-Site Administrative Staff	5,950.80	6,620.00	669.20	77,360.40	79,440.00	2,079.60	79,440.00
65018-000 Maintenance Salaries	11,200.00	13,433.37	2,233.37	143,489.00	161,200.00	17,711.00	161,200.00
65025-000 Payroll Process Fees	750.00	750.00	0.00	9,000.00	9,000.00	0.00	9,000.00
65027-000 Payroll & Benefits - Rec Staff	2,068.26	2,291.63	223.37	24,829.95	27,500.00	2,670.05	27,500.00
65035-000 Employee Bonuses	5,500.00	583.37	(4,916.63)	5,500.00	7,000.00	1,500.00	7,000.00
Personnel Expense Total	**30,986.75**	**31,178.37**	**191.62**	**333,122.45**	**374,140.00**	**41,017.55**	**374,140.00**
Maintenance							
70009-000 Insurance Settlement	0.00	0.00	0.00	3,453.04	0.00	(3,453.04)	0.00
70032-000 R & M Clubhouse	0.00	170.00	170.00	4,307.85	2,040.00	(2,267.85)	2,040.00
70037-000 R&M Tennis Courts	350.00	83.37	(266.63)	8,873.47	1,000.00	(7,873.47)	1,000.00
70045-000 R&M Electrical	0.00	0.00	0.00	7,987.97	0.00	(7,987.97)	0.00
70048-000 R & M Irrigation Sprinkler	7,120.00	833.37	(6,286.63)	27,625.00	10,000.00	(17,625.00)	10,000.00
70065-000 R & M Golf Cart	1,034.10	500.00	(534.10)	8,619.23	6,000.00	(2,619.23)	6,000.00
70090-000 R & M Plumbing	0.00	500.00	500.00	10,996.19	6,000.00	(4,996.19)	6,000.00
70094-000 R&M-Pool Furniture	0.00	250.00	250.00	0.00	3,000.00	3,000.00	3,000.00
70095-000 R&M Pool	650.00	250.00	(400.00)	3,813.63	3,000.00	(813.63)	3,000.00
70096-000 R&M-Pumps & Motors	0.00	41.63	41.63	125.32	500.00	374.68	500.00
71036-000 Landscape Replacement	4,550.00	2,500.00	(2,050.00)	58,312.50	30,000.00	(28,312.50)	30,000.00
71037-000 R&M-Fountains	27.92	100.00	72.08	1,813.94	1,200.00	(613.94)	1,200.00
71038-000 Tree Trimming	0.00	4,583.37	4,583.37	83,525.00	55,000.00	(28,525.00)	55,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
71042-000 Security Cameras	0.00	125.00	125.00	620.00	1,500.00	880.00	1,500.00
71055-000 Drain Cleaning	0.00	833.37	833.37	14,000.00	10,000.00	(4,000.00)	10,000.00
71070-000 R&M-Gate Equipment	152.05	500.00	347.95	17,589.04	6,000.00	(11,589.04)	6,000.00
71075-000 R&M-Doors & Locks	0.00	50.00	50.00	200.00	600.00	400.00	600.00
71080-000 R&M Vehicle	0.00	50.00	50.00	705.00	600.00	(105.00)	600.00
71090-000 Maintenance Supplies	2,499.75	600.00	(1,899.75)	16,078.16	7,200.00	(8,878.16)	7,200.00
71092-000 Janitorial Supplies	1,740.99	500.00	(1,240.99)	7,386.02	6,000.00	(1,386.02)	6,000.00
71093-000 Fire Inspection	0.00	400.00	400.00	2,621.50	4,800.00	2,178.50	4,800.00
71094-000 Vandalism	0.00	100.00	100.00	200.00	1,200.00	1,000.00	1,200.00
71095-000 Lighting Supplies	4,866.58	416.63	(4,449.95)	11,344.82	5,000.00	(6,344.82)	5,000.00
Maintenance Total	**22,991.39**	**13,386.74**	**(9,604.65)**	**290,197.68**	**160,640.00**	**(129,557.68)**	**160,640.00**
Reserve Contributions							
80001-000 Reserves Transfers	12,562.37	12,562.32	(0.05)	150,748.44	150,748.39	(0.05)	150,748.39
80010-000 Reserve Interest Transfer	746.17	600.00	(146.17)	8,458.36	7,200.00	(1,258.36)	7,200.00
Reserve Contributions Total	**13,308.54**	**13,162.32**	**(146.22)**	**159,206.80**	**157,948.39**	**(1,258.41)**	**157,948.39**
Total Expense	**545,603.35**	**555,904.69**	**10,301.34**	**6,844,425.44**	**6,670,855.18**	**(173,570.26)**	**6,670,855.18**
Net Income	**9,311.83**	**(0.11)**	**9,311.94**	**(150,899.88)**	**0.00**	**(150,899.88)**	**0.00**

COSTA DEL SOL ASSOCIATION

GENERAL LEDGER DETAIL

Master

As of: Start: 12/01/2024 | End: 12/31/2024

Account					Balance Forward	Debits	Credits	Ending Balance
01015-000 Cash - BB&T Operating					$104,457.71	$653,889.62	$549,955.45	$208,391.88
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/1/2024	AR 577568 - Cash Receipts - Direct Debit	451457063		One Time Payment		$864.50	$0.00	
12/1/2024	AR 577596 - Cash Receipts - Direct Debit	451520174		One Time Payment		$870.00	$0.00	
12/2/2024	AR 577653 - Cash Receipts - Direct Debit	451847262		One Time Payment		$856.50	$0.00	
12/2/2024	AR 577656 - Cash Receipts - Direct Debit	451857234		One Time Payment		$1,800.52	$0.00	
12/2/2024	AR 577737 - Cash Receipts - Direct Debit	451873182		One Time Payment		$835.00	$0.00	
12/2/2024	AR 577800 - Cash Receipts - Direct Debit	451960885		One Time Payment		$835.00	$0.00	
12/2/2024	AR 577836 - Cash Receipts - Direct Debit	451990597		One Time Payment		$876.00	$0.00	
12/2/2024	AR 578661 - Cash Receipts - Lockbox	0000000405				$28,947.81	$0.00	
12/2/2024	AP 592977 - Hand Written Check	1	POPLOAN - POPULAR LOAN			$0.00	$24,085.25	
12/3/2024	AR 579390 - Cash Receipts - Direct Debit	452622467		One Time Payment		$854.98	$0.00	
12/3/2024	AR 579923 - Cash Receipts - Lockbox	0000000001				$349,301.09	$0.00	
12/4/2024	AR 577462 - Cash Receipts - Direct Debit	452865369		Automated Payment for Apply Charges Batch #577450		$43,159.85	$0.00	
12/4/2024	AR 580444 - Cash Receipts - Lockbox	0075721148				$26,003.72	$0.00	
12/5/2024	AP 579483 - Hand Written Check	1	F002-22 - FPL	10/17/24 - 11/15/24		$0.00	$178.36	
12/5/2024	AP 579486 -	1	F002-22 - FPL	10/17/24 - 11/15/24		$0.00	$31.69	

Account				Balance Forward	Debits	Credits	Ending Balance
	Hand Written Check						
12/5/2024	AR 580280 - Cash Receipts - Direct Debit	453264358		One Time Payment	$870.00	$0.00	
12/5/2024	AR 580504 - Cash Receipts - Direct Debit	453440884		One Time Payment	$860.00	$0.00	
12/5/2024	AP 580723 - Print Check	21354	JCS01-20 - JC SERVICES OF SOUTH FL CORP	78754 EST 2	$0.00	$1,350.00	
12/5/2024	AP 580723 - Print Check	21355	JCS01-20 - JC SERVICES OF SOUTH FL CORP	36015 CONDO T	$0.00	$1,490.00	
12/5/2024	AP 580723 - Print Check	21356	JCS01-20 - JC SERVICES OF SOUTH FL CORP	99723 CONDO V	$0.00	$1,185.00	
12/5/2024	AP 580723 - Print Check	21357	JCS01-20 - JC SERVICES OF SOUTH FL CORP	99023 CONDO V	$0.00	$795.00	
12/5/2024	AP 580723 - Print Check	21358	JCS01-20 - JC SERVICES OF SOUTH FL CORP	99343 CONDO L	$0.00	$895.00	
12/5/2024	AP 580723 - Print Check	21359	JCS01-20 - JC SERVICES OF SOUTH FL CORP	98433 CONDO	$0.00	$1,500.00	
12/5/2024	AP 580723 - Print Check	21360	JCS01-20 - JC SERVICES OF SOUTH FL CORP	37082 CONDO B	$0.00	$695.00	
12/5/2024	AP 580723 - Print Check	21375	SARMA-20 - SARMA	SCREENING FEES	$0.00	$869.00	
12/5/2024	AP 580723 - Print Check	21376	SARMA-20 - SARMA	SCREENING FEES	$0.00	$983.30	
12/5/2024	AP 580723 - Print Check	21369	S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 11/22/24	$0.00	$160.00	
12/5/2024	AP 580723 - Print Check	21370	S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 NOV 2024	$0.00	$1,994.00	
12/5/2024	AP 580723 - Print Check	21380	M032-20 - COMPUCARE SYSTEMS INC	MASTER	$0.00	$1,116.40	
12/5/2024	AP 580723 - Print Check	21373	P0045 - PRO-STAR POOL SUPPLIES	MASTER	$0.00	$410.71	
12/5/2024	AP 580723 - Print Check	21378	V00812 - VICTOR ESPINOZA	MASTER - WINTER MARKET 2024	$0.00	$201.09	
12/5/2024	AP 580723 - Print Check	21353	UNIFIR - UNIFIRST	MASTER - UNIFORMS	$0.00	$292.61	
12/5/2024	AP 580723 - Print Check	21363	MSALL-20 - MS ALL SERVICES CORP	MASTER	$0.00	$2,700.00	
12/5/2024	AP 580723 - Print Check	21364	MSALL-20 - MS ALL SERVICES CORP	101403 CONDO K	$0.00	$470.00	
12/5/2024	AP 580723 - Print Check	21365	MSALL-20 - MS ALL SERVICES CORP	101463 CONDO K	$0.00	$575.00	
12/5/2024	AP 580723 - Print Check	21362	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER	$0.00	$850.00	
12/5/2024	AP 580723 - Print Check	21377	US LAW-20 - US LAWNS	DEC 2024	$0.00	$26,679.00	
12/5/2024	AP 580723 - Print Check	21368	K&C - K&C GENERAL SERV CONSULTANTS	100073 CONDO H	$0.00	$755.00	
12/5/2024	AP 580723 - Print Check	21366	CRAZYB-20 - CRAZY BEE MAN LLC	98303 CONDO W	$0.00	$624.75	
12/5/2024	AP 580723 - Print Check	21367	CRAZYB-20 - CRAZY BEE MAN LLC	38652 CONDO A	$0.00	$341.25	
12/5/2024	AP 580723 - Print Check	21371	TEMSYS-20 - TEM SYSTEMS	MASTER	$0.00	$82.50	
12/5/2024	AP 580723 - Print Check	21381	GLADYS-20 - GLADYS RUIZ DE PEREZ	99743 CONDO L - CHRISTMAS DEC 2024	$0.00	$217.94	
12/5/2024	AP 580723 - Print Check	21361	SILV21 - SILVA ORNAMENTAL IRON WORKS LLC.	MASTER	$0.00	$350.00	
12/5/2024	AP 580723 - Print Check	21374	RIR-21 - REDLINE IGUANA REMOVAL	IGUANA REMOVAL DEC 2024	$0.00	$595.00	
12/5/2024	AP 580723 - Print Check	21372	NATSEC-21 - NATION SECURITY	11/18/24 - 11/24/24	$0.00	$6,744.96	

Account				Balance Forward	Debits	Credits	Ending Balance
12/5/2024	AP 580723 - Print Check	21379	AQUA-22 - AQUAGENIX - DeAngelo Contracting Services	DEC 2024	$0.00	$713.00	
12/5/2024	AR 580981 - Cash Receipts - Lockbox	0000000107			$16,771.35	$0.00	
12/6/2024	AP 579297 - Hand Written Check	1	IPFS-22 - IPFS CORPORATION	PYMNT# 11 DEC 2024	$0.00	$231,172.48	
12/6/2024	AR 580946 - Cash Receipts - Direct Debit	453745660		One Time Payment	$822.00	$0.00	
12/6/2024	AR 581090 - Cash Receipts - Direct Debit	453792652		One Time Payment	$850.00	$0.00	
12/6/2024	AR 581591 - Cash Receipts - Lockbox	0000000002			$15,534.45	$0.00	
12/6/2024	GL 582073 - Journal Entry		payroll	payroll	$0.00	$9,360.59	
12/6/2024	AP 582868 - AP Adjustment	ACH	SARMA-20 - SARMA	SCREENING FEES	$0.00	$265.35	
12/6/2024	AP 582869 - AP Adjustment	ACH	SARMA-20 - SARMA	MASTER	$0.00	$717.95	
12/6/2024	AP 582870 - AP Adjustment	ACH	SARMA-20 - SARMA	SCREENING FEES	$0.00	$869.00	
12/6/2024	AR 583886 - Backout Payment	0000000001			$0.00	$876.00	
12/6/2024	AR 583889 - Backout Payment	0000000001			$0.00	$870.00	
12/7/2024	AR 581391 - Cash Receipts - Direct Debit	453949508		One Time Payment	$835.00	$0.00	
12/9/2024	AR 581791 - Cash Receipts - Manual	Cash			$700.00	$0.00	
12/9/2024	AR 581812 - Cash Receipts - Direct Debit	454135785		One Time Payment	$847.00	$0.00	
12/9/2024	AR 582217 - Cash Receipts - Lockbox	0000000004			$23,418.56	$0.00	
12/9/2024	AP 592904 - Hand Written Check	1	MIAMI-22 - MIAMI DADE COUNTY	MASTER - ANNUAL REGISTRATION 2024	$0.00	$1,164.50	
12/10/2024	AR 582482 - Cash Receipts - Miscellaneous			Transponder/App/Clubhouse/Tennis	$2,620.00	$0.00	
12/10/2024	AR 582621 - Cash Receipts - Direct Debit	454351603		One Time Payment	$875.00	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
12/10/2024	AR 582624 - Cash Receipts - Direct Debit	454352088		One Time Payment	$998.50	$0.00	
12/10/2024	AR 582786 - Cash Receipts - Lockbox	0000000004			$16,471.72	$0.00	
12/10/2024	AR 584620 - Backout Payment	452865476		Return Code: R09	$0.00	$864.50	
12/10/2024	AP 592911 - Hand Written Check	1	HOTWIR-20 - HOTWIRE COMMUNICATIONS	DEC 2024	$0.00	$63,803.76	
12/11/2024	AR 582858 - Cash Receipts - Direct Debit	454393864		One Time Payment	$889.00	$0.00	
12/11/2024	AP 582867 - Void Check	21375	SARMA-20 - SARMA	SCREENING FEES	$1,852.30	$0.00	
12/11/2024	AR 582880 - Backout Payment	0000000001			$0.00	$876.00	
12/11/2024	AR 583831 - Cash Receipts - Lockbox	0000000004			$9,486.42	$0.00	
12/12/2024	AP 583912 - Hand Written Check	1	QUEN-20 - QUENCH USA INC	11/15/24 - 12/14/24	$0.00	$86.38	
12/12/2024	AR 583965 - Cash Receipts - Direct Debit	454511025		One Time Payment	$850.00	$0.00	
12/12/2024	AP 584068 - Print Check	21385	SHIELD-20 - SHIELD PEST CONTROL	100413-100533 CONDO H - RENEWAL 24-25 (DIFF)	$0.00	$30.00	
12/12/2024	AP 584068 - Print Check	21387	MINUTE - MINUTEMAN PRESS OF DORAL	MASTER	$0.00	$69.55	
12/12/2024	AP 584068 - Print Check	21383	G0004 - GEORGINA GONZALEZ	CONDO B - CHRISTMAS LIGHTS 2024	$0.00	$102.59	
12/12/2024	AP 584068 - Print Check	21388	P0045 - PRO-STAR POOL SUPPLIES	MASTER	$0.00	$517.49	
12/12/2024	AP 584068 - Print Check	21389	P0045 - PRO-STAR POOL SUPPLIES	MASTER	$0.00	$449.01	
12/12/2024	AP 584068 - Print Check	21382	C00100 - COSTA DEL SOL GOLF CLUB INC		$0.00	$20,000.00	
12/12/2024	AP 584068 - Print Check	21384	MARAMI-20 - MANUEL RAMIREZ	CONDO B - CHRISTMAS LIGHTS 2024	$0.00	$350.00	
12/12/2024	AP 584068 - Print Check	21391	RUBEN-21 - RUBEN LOPEZ	37872 CONDO C	$0.00	$106.79	
12/12/2024	AP 584068 - Print Check	21393	AA21 - ANDRE ABBATE	99293 CONDO F	$0.00	$85.58	
12/12/2024	AP 584068 - Print Check	21390	REG - RAUL DE REGUERO	CONDO A	$0.00	$26.73	
12/12/2024	AP 584068 - Print Check	21386	JJES-23 - JJES SERVICES CORP., INC	MASTER - 12/04/24	$0.00	$2,800.00	
12/12/2024	AP 584068 - Print Check	21392	ASH-23 - AMANDA SHERLOCK	99603 CONDO L	$0.00	$160.43	
12/12/2024	AP 584068 - Print Check	21394	CAR-24 - CARLOS CASTILLO	CLUBHOUSE DEP REF 39611 - 12/10/24	$0.00	$250.00	
12/12/2024	AP 584068 - Print Check	21395	MDS-24 - MARINELA DI STEFANO	CLUBHOUSE DEP REF 98423 - 09/25/24	$0.00	$500.00	
12/12/2024	AR 584213 - Cash Receipts - Lockbox	0000000003			$6,119.98	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
12/12/2024	AP 592910 - Hand Written Check	1	H028-20 - HD SUPPLY FACILITIES MAINT.	MASTER	$0.00	$1,674.66	
12/12/2024	AP 592956 - Hand Written Check	1	MDTAX - MIAMI DADE TAX COLLECTOR		$0.00	$39,721.75	
12/13/2024	AR 584451 - Cash Receipts - Direct Debit	454641645		One Time Payment	$869.00	$0.00	
12/13/2024	AR 584648 - Cash Receipts - Lockbox	0000000003			$10,487.39	$0.00	
12/13/2024	AP 592943 - Hand Written Check	1	ACENTR-20 - ACENTRIA INSURANCE	EST 3 FLOOD INSURANCE - ENDORSEMENT	$0.00	$60.00	
12/13/2024	AP 592958 - Hand Written Check	1	D0021 - DBPR	ANNUAL FEES	$0.00	$3,072.00	
12/15/2024	AR 584591 - Cash Receipts - Direct Debit	454708756		One Time Payment	$850.00	$0.00	
12/15/2024	AP 592935 - Hand Written Check	1	YAMA21 - YAMAHA MOTOR FINANCE CORP.	DEC 2024	$0.00	$1,034.10	
12/16/2024	AR 584617 - Cash Receipts - Direct Debit	454742967		One Time Payment	$822.00	$0.00	
12/16/2024	AR 584702 - Cash Receipts - Direct Debit	454751535		One Time Payment	$847.00	$0.00	
12/16/2024	AR 584719 - Cash Receipts - Manual	Cash			$830.00	$0.00	
12/16/2024	AR 584896 - Cash Receipts - Direct Debit	454783657		One Time Payment	$876.00	$0.00	
12/16/2024	AR 584990 - Cash Receipts - Lockbox	0001000134			$22,414.77	$0.00	
12/17/2024	AR 584960 - Cash Receipts - Direct Debit	454822494		One Time Payment	$864.50	$0.00	
12/17/2024	AR 585084 - Cash Receipts - Manual	5093			$880.13	$0.00	
12/17/2024	AR 585295 - Cash Receipts - Lockbox	0000000004			$11,199.40	$0.00	
12/17/2024	AP 592917 - Hand Written Check	1	P049-20 - PITNEY BOWES PURCHASE POWER	MASTER - STM 12-03-24	$0.00	$880.99	
12/17/2024	AP 592928 - Hand Written Check	1	HP-21 - THE HOME DEPOT	MASTER - SUPPLIES	$0.00	$5,339.12	
12/18/202	AR 585466 -	153			$991.28	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
4	Cash Receipts - Manual						
12/18/2024	AR 585765 - Cash Receipts - Lockbox	0000000003			$2,650.00	$0.00	
12/18/2024	AR 587309 - Backout Payment	0000000004			$0.00	$876.00	
12/18/2024	AP 592932 - Hand Written Check	1	VER-23 - VERVE CLOUD, INC	MASTER DEC 2024	$0.00	$291.03	
12/18/2024	GL 593416 - Journal Entry		payroll	payroll	$0.00	$19,376.16	
12/19/2024	AR 585750 - Cash Receipts - Direct Debit	454983580		One Time Payment	$835.00	$0.00	
12/19/2024	AR 585780 - Cash Receipts - Direct Debit	454985455		One Time Payment	$840.39	$0.00	
12/19/2024	AP 592912 - Hand Written Check	1	MW001-20 - MAGICWASTE	DEC 2024	$0.00	$29,230.98	
12/19/2024	AR 593493 - Cash Receipts - Manual	4069			$869.00	$0.00	
12/20/2024	AP 586106 - Print Check	21401	M032-20 - COMPUCARE SYSTEMS INC	MASTER	$0.00	$190.00	
12/20/2024	AP 586106 - Print Check	21403	ANTHO - ANTHONY NOBOA	MASTER - MANG. DEC 2024	$0.00	$1,500.00	
12/20/2024	AP 586106 - Print Check	21397	MSALL-20 - MS ALL SERVICES CORP	CONDO B	$0.00	$400.00	
12/20/2024	AP 586106 - Print Check	21398	MSALL-20 - MS ALL SERVICES CORP	CONDO K	$0.00	$625.00	
12/20/2024	AP 586106 - Print Check	21399	MSALL-20 - MS ALL SERVICES CORP	CONDO A	$0.00	$1,232.50	
12/20/2024	AP 586106 - Print Check	21400	MSALL-20 - MS ALL SERVICES CORP	CONDO A	$0.00	$160.00	
12/20/2024	AP 586106 - Print Check	21406	XERAGR-20 - XEROGRAPHIC USA	MASTER NOV 2024	$0.00	$288.81	
12/20/2024	AP 586106 - Print Check	21405	NATSEC-21 - NATION SECURITY	12/02/24 - 12/08/24	$0.00	$6,744.96	
12/20/2024	AP 586106 - Print Check	21402	JJES-23 - JJES SERVICES CORP., INC	MASTER - EST 3, EST 2, AND 34095	$0.00	$2,070.00	
12/20/2024	AP 586106 - Print Check	21396	MOOR-24 - MOORE MANAGEMENT SOLUTIONS LLC	MASTER	$0.00	$1,000.00	
12/20/2024	AP 586106 - Print Check	21404	LS-24 - LIMITLES SIGNS	MASTER	$0.00	$2,086.50	
12/20/2024	AP 586106 - Print Check	21407	JG-24 - JOHN GRISALES	CLUBHOUSE DEP REF 36654 - 08/14/24	$0.00	$250.00	
12/20/2024	AR 586826 - Cash Receipts - Lockbox	0000000004			$3,486.00	$0.00	
12/20/2024	AP 592901 - Hand Written Check	1	AT&TMOB-20 - AT&T MOBILITY	11/28/24 - 12/27/24	$0.00	$178.20	
12/22/2024	AP 592907 - Hand Written Check	1	AMTRUS-20 - AMTRUST NORTH AMERICA	2025 WORKERS COMP	$0.00	$4,681.00	
12/23/2024	AR 587179 - Cash	869661733			$3,321.50	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Receipts - Manual						
12/23/2024	AR 587193 - Cash Receipts - Miscellaneous			Transponder/App	$360.00	$0.00	
12/23/2024	AR 587488 - Cash Receipts - Lockbox	0000000002			$2,526.50	$0.00	
12/24/2024	AR 587505 - Cash Receipts - Lockbox	0000000004			$1,783.28	$0.00	
12/24/2024	AP 592919 - Hand Written Check	1	SELEC - SELECTIVE INSURANCE COMPANY	2025 CLUB HOUSE FLOOD INSURANCE	$0.00	$1,446.00	
12/25/2024	AP 592913 - Hand Written Check	1	PT-22 - PITNEY BOWES	MASTER	$0.00	$101.63	
12/25/2024	AP 592916 - Hand Written Check	1	PROBO - PROPERTY BOSS SOLUTIONS	MASTER	$0.00	$400.40	
12/26/2024	AR 587472 - Cash Receipts - Direct Debit	455373248		One Time Payment	$905.00	$0.00	
12/26/2024	AR 587608 - Cash Receipts - Lockbox	0000001280			$3,437.00	$0.00	
12/27/2024	AR 589071 - Cash Receipts - Lockbox	0000000003			$4,293.00	$0.00	
12/28/2024	AR 589012 - Cash Receipts - Direct Debit	455594673		One Time Payment	$889.50	$0.00	
12/28/2024	AR 589032 - Cash Receipts - Direct Debit	455667354		One Time Payment	$889.50	$0.00	
12/30/2024	AR 589429 - Cash Receipts - Manual	995137			$1,847.28	$0.00	
12/30/2024	AR 590922 - Cash Receipts - Lockbox	0000000003			$6,784.50	$0.00	
12/30/2024	GL 593403 - Misc Payment				$0.00	$2,115.79	
12/30/2024	GL 593404 - Misc Payment				$0.00	$48.00	
12/30/2024	GL 593407 - Misc Payment				$0.00	$2,229.39	
12/30/2024	GL 593428 - Journal Entry		square	square	$631.50	$0.00	
12/31/2024	AR 590525 - Cash Receipts -	455962211		One Time Payment	$850.00	$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
	Direct Debit							
12/31/2024	AR 591418 - Cash Receipts - Lockbox	0000000004				$2,195.50	$0.00	
12/31/2024	GL 593389 - Misc Payment			FPL		$0.00	$4,113.99	
12/31/2024	GL 593421 - Misc Deposit					$2.45	$0.00	
12/31/2024	GL 593443 - Misc Deposit					$3,000.00	$0.00	
12/31/2024	GL 593496 - Misc Deposit			VOIDED CHECKS 195-1450-250 2023		$1,895.00	$0.00	
12/31/2024	AP 593498 - Void Check	20555	ECFS01 - EXPRESS CORPORATE FILING SERV.	ANNUAL REPORT FILING SERV 2024		$195.00	$0.00	
12/31/2024	AP 593498 - Void Check	20893	RIR-21 - REDLINE IGUANA REMOVAL	IGUANA REMOVAL JUNE 2024		$595.00	$0.00	
12/31/2024	AP 594537 - Hand Written Check	1	SARMA-20 - SARMA	MASTER		$0.00	$231.00	
01025-000 Cash - BB&T - Golf Spec Assess					$3,025.65	$306.66	$3,000.00	$332.31
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/6/2024	AR 581590 - Cash Receipts - Lockbox	0000000113				$102.28	$0.00	
12/10/2024	AR 582785 - Cash Receipts - Lockbox	0000000003				$102.08	$0.00	
12/11/2024	AR 583832 - Cash Receipts - Lockbox	0000000003				$102.28	$0.00	
12/31/2024	GL 593443 - Misc Deposit					$0.00	$3,000.00	
12/31/2024	GL 599570 - Misc Deposit					$0.02	$0.00	
01036-000 Cash - City National Sec Dep.-Master					$398,104.98	$7,700.00	$6,260.00	$399,544.98
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/5/2024	AP 580762 - Print Check	1343	MA-24 - MARIO ARISTIZABAL	SEC DEP REC 37852 - 01/17/22		$0.00	$2,750.00	
12/9/2024	AR 581667 - Cash Receipts - Miscellaneous	1076289373		Security Deposit		$3,950.00	$0.00	
12/20/2024	AP 586123 - Print Check	1344	JORGEC - JORGE CABAL	SEC DEP REF 36115		$0.00	$3,500.00	
12/23/2024	AR 587029 - Cash Receipts - Miscellaneous			Security Deposit		$3,750.00	$0.00	
12/31/2024	GL 599571 - Misc Payment					$0.00	$10.00	
01038-000 Cash - Bco Popular					$6,790.83	$0.00	$0.00	$6,790.83

Account	Balance Forward	Debits	Credits	Ending Balance
Loan Proceeds				
01066-000 Cash - Bco Popular Oper Reserv	$315,204.68	$0.00	$12,147.50	$303,057.18

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
12/5/2024	AP 580754 - Print Check	4015	JCS01-20 - JC SERVICES OF SOUTH FL CORP	35074 EST 4	$0.00	$125.00
12/5/2024	AP 580754 - Print Check	4018	GOLDST-20 - LEE GOLDSTEIN CONSTRUCTION	36275 CONDO T	$0.00	$2,990.00
12/5/2024	AP 580754 - Print Check	4016	PRIME-20 - PRIME GROUP ENTERPRISES INC	100813 CODNO H	$0.00	$3,420.00
12/5/2024	AP 580754 - Print Check	4017	PRIME-20 - PRIME GROUP ENTERPRISES INC	38602 CONDO A	$0.00	$640.00
12/5/2024	AP 580754 - Print Check	4019	SILV21 - SILVA ORNAMENTAL IRON WORKS LLC.	35644 EST 4	$0.00	$1,890.00
12/5/2024	AP 580754 - Print Check	4020	Y&T-22 - Y&T PLUMBING SERVICES LLC	MASTER	$0.00	$182.50
12/20/2024	AP 586120 - Print Check	4021	S00025 - SCREEN ENCLOSURE DESIGNS	EST 4	$0.00	$2,900.00

01070-000 Cash - Reserves	$1,268,347.33	$99,742.41	$0.00	$1,368,089.74

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE	$12,562.37	$0.00
12/31/2024	GL 599640 - Journal Entry		RESERVE CONDOS T-U-V-W	RESERVE CONDOS T-U-V-W	$6,482.00	$0.00
12/31/2024	GL 599641 - Journal Entry		RESERVE CONDOS O-P-Q-R-S	RESERVE CONDOS O-P-Q-R-S	$10,520.00	$0.00
12/31/2024	GL 599642 - Journal Entry		RESERVE CONDO J-K-L-M-N	RESERVE CONDO J-K-L-M-N	$13,562.00	$0.00
12/31/2024	GL 599645 - Journal Entry		RESERVE CONDO E-F-G-H-I	RESERVE CONDO E-F-G-H-I	$13,665.00	$0.00
12/31/2024	GL 599650 - Journal Entry		RESERVE CONDOS CL A-A-B-C-D	RESERVE CONDOS CL A-A-B-C-D	$14,666.00	$0.00
12/31/2024	GL 599652 - Journal Entry		CONDO RESERVE	CONDO RESERVE	$15,159.00	$0.00
12/31/2024	GL 599656 - Journal Entry		RESERVE CASH	RESERVE CASH	$13,126.04	$0.00

01200-000 Owner Assessments Receivable	$88,683.92	$764,872.58	$738,335.55	$115,220.95

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
12/1/2024	AR 577450 - Apply Charges				$663,770.26	$0.00
12/1/2024	AR 577461 - Apply PrePaids				$86,211.59	$86,211.59
12/1/2024	AR 577568 - Cash Receipts - Direct Debit	451457063		One Time Payment	$0.00	$864.50
12/1/2024	AR 577596 - Cash Receipts - Direct Debit	451520174		One Time Payment	$0.00	$870.00
12/2/2024	AR 577653 - Cash Receipts - Direct Debit	451847262		One Time Payment	$0.00	$856.50
12/2/2024	AR 577656 - Cash Receipts -	451857234		One Time Payment	$0.00	$1,800.52

Account			Balance Forward	Debits	Credits	Ending Balance
12/2/2024	Direct Debit AR 577737 - Cash Receipts - Direct Debit	451873182	One Time Payment	$0.00	$835.00	
12/2/2024	AR 577800 - Cash Receipts - Direct Debit	451960885	One Time Payment	$0.00	$835.00	
12/2/2024	AR 577836 - Cash Receipts - Direct Debit	451990597	One Time Payment	$0.00	$876.00	
12/2/2024	AR 578661 - Cash Receipts - Lockbox	0000000405		$0.00	$28,947.81	
12/3/2024	AR 579211 - Adjustment			$0.00	$25.00	
12/3/2024	AR 579390 - Cash Receipts - Direct Debit	452622467	One Time Payment	$0.00	$854.98	
12/3/2024	AR 579923 - Cash Receipts - Lockbox	000000001		$0.00	$349,301.09	
12/4/2024	AR 577462 - Cash Receipts - Direct Debit	452865369	Automated Payment for Apply Charges Batch #577450	$0.00	$43,159.85	
12/4/2024	AR 580034 - Adjustment			$0.00	$25.00	
12/4/2024	AR 580048 - Adjustment			$0.00	$25.00	
12/4/2024	AR 580444 - Cash Receipts - Lockbox	0075721148		$0.00	$26,003.72	
12/5/2024	AR 580280 - Cash Receipts - Direct Debit	453264358	One Time Payment	$0.00	$870.00	
12/5/2024	AR 580504 - Cash Receipts - Direct Debit	453440884	One Time Payment	$0.00	$860.00	
12/5/2024	AR 580571 - Adjustment			$0.00	$25.00	
12/5/2024	AR 580981 - Cash Receipts - Lockbox	0000000107		$0.00	$16,771.35	
12/6/2024	AR 580946 - Cash Receipts - Direct Debit	453745660	One Time Payment	$0.00	$822.00	
12/6/2024	AR 581090 - Cash Receipts - Direct Debit	453792652	One Time Payment	$0.00	$850.00	
12/6/2024	AR 581590 - Cash Receipts - Lockbox	0000000113		$0.00	$102.28	
12/6/2024	AR 581591 -	000000000		$0.00	$15,534.45	

Account				Balance Forward	Debits	Credits	Ending Balance
	Cash Receipts - Lockbox	2					
12/6/2024	AR 583886 - Backout Payment	000000000 1			$876.00	$0.00	
12/6/2024	AR 583887 - Apply NSF	000000000 1			$25.00	$0.00	
12/6/2024	AR 583889 - Backout Payment	000000000 1			$870.00	$0.00	
12/6/2024	AR 583890 - Apply NSF	000000000 1			$25.00	$0.00	
12/7/2024	AR 581391 - Cash Receipts - Direct Debit	453949508		One Time Payment	$0.00	$835.00	
12/9/2024	AR 581791 - Cash Receipts - Manual	Cash			$0.00	$700.00	
12/9/2024	AR 581812 - Cash Receipts - Direct Debit	454135785		One Time Payment	$0.00	$847.00	
12/9/2024	AR 582217 - Cash Receipts - Lockbox	000000000 4			$0.00	$23,418.56	
12/10/2024	AR 582457 - Apply PrePaids				$8,003.23	$8,003.23	
12/10/2024	AR 582621 - Cash Receipts - Direct Debit	454351603		One Time Payment	$0.00	$875.00	
12/10/2024	AR 582624 - Cash Receipts - Direct Debit	454352088		One Time Payment	$0.00	$998.50	
12/10/2024	AR 582785 - Cash Receipts - Lockbox	000000000 3			$0.00	$102.08	
12/10/2024	AR 582786 - Cash Receipts - Lockbox	000000000 4			$0.00	$16,471.72	
12/10/2024	AR 584620 - Backout Payment	452865476		Return Code: R09	$864.50	$0.00	
12/10/2024	AR 584621 - Apply NSF	452865476		Return Code: R09	$25.00	$0.00	
12/11/2024	AR 582858 - Cash Receipts - Direct Debit	454393864		One Time Payment	$0.00	$889.00	
12/11/2024	AR 582880 - Backout Payment	000000000 1			$876.00	$0.00	
12/11/2024	AR 582881 - Apply NSF	000000000 1			$25.00	$0.00	
12/11/2024	AR 583831 - Cash Receipts - Lockbox	000000000 4			$0.00	$9,486.42	

Account			Balance Forward	Debits	Credits	Ending Balance
12/11/2024	AR 583832 - Cash Receipts - Lockbox	0000000003		$0.00	$102.28	
12/12/2024	AR 583965 - Cash Receipts - Direct Debit	454511025	One Time Payment	$0.00	$850.00	
12/12/2024	AR 584213 - Cash Receipts - Lockbox	0000000003		$0.00	$6,119.98	
12/13/2024	AR 584366 - Adjustment			$750.00	$0.00	
12/13/2024	AR 584451 - Cash Receipts - Direct Debit	454641645	One Time Payment	$0.00	$869.00	
12/13/2024	AR 584648 - Cash Receipts - Lockbox	0000000003		$0.00	$10,487.39	
12/15/2024	AR 584591 - Cash Receipts - Direct Debit	454708756	One Time Payment	$0.00	$850.00	
12/16/2024	AR 584617 - Cash Receipts - Direct Debit	454742967	One Time Payment	$0.00	$822.00	
12/16/2024	AR 584702 - Cash Receipts - Direct Debit	454751535	One Time Payment	$0.00	$847.00	
12/16/2024	AR 584719 - Cash Receipts - Manual	Cash		$0.00	$830.00	
12/16/2024	AR 584896 - Cash Receipts - Direct Debit	454783657	One Time Payment	$0.00	$876.00	
12/16/2024	AR 584990 - Cash Receipts - Lockbox	0001000134		$0.00	$22,414.77	
12/17/2024	AR 584960 - Cash Receipts - Direct Debit	454822494	One Time Payment	$0.00	$864.50	
12/17/2024	AR 585084 - Cash Receipts - Manual	5093		$0.00	$880.13	
12/17/2024	AR 585295 - Cash Receipts - Lockbox	0000000004		$0.00	$11,199.40	
12/18/2024	AR 585466 - Cash Receipts - Manual	153		$0.00	$991.28	
12/18/2024	AR 585765 - Cash Receipts - Lockbox	0000000003		$0.00	$2,650.00	

Account			Balance Forward	Debits	Credits	Ending Balance
12/18/2024	AR 587309 - Backout Payment	0000000004		$876.00	$0.00	
12/18/2024	AR 587310 - Apply NSF	0000000004		$25.00	$0.00	
12/19/2024	AR 585750 - Cash Receipts - Direct Debit	454983580	One Time Payment	$0.00	$835.00	
12/19/2024	AR 585780 - Cash Receipts - Direct Debit	454985455	One Time Payment	$0.00	$840.39	
12/19/2024	AR 593493 - Cash Receipts - Manual	4069		$0.00	$869.00	
12/20/2024	AR 586169 - Apply Late Fee			$1,650.00	$0.00	
12/20/2024	AR 586826 - Cash Receipts - Lockbox	0000000004		$0.00	$3,486.00	
12/23/2024	AR 587122 - Adjustment			$0.00	$26.00	
12/23/2024	AR 587179 - Cash Receipts - Manual	869661733		$0.00	$3,321.50	
12/23/2024	AR 587488 - Cash Receipts - Lockbox	0000000002		$0.00	$2,526.50	
12/24/2024	AR 587505 - Cash Receipts - Lockbox	0000000004		$0.00	$1,783.28	
12/26/2024	AR 587472 - Cash Receipts - Direct Debit	455373248	One Time Payment	$0.00	$905.00	
12/26/2024	AR 587608 - Cash Receipts - Lockbox	0000001280		$0.00	$3,437.00	
12/27/2024	AR 589071 - Cash Receipts - Lockbox	0000000003		$0.00	$4,293.00	
12/28/2024	AR 589012 - Cash Receipts - Direct Debit	455594673	One Time Payment	$0.00	$889.50	
12/28/2024	AR 589032 - Cash Receipts - Direct Debit	455667354	One Time Payment	$0.00	$889.50	
12/30/2024	AR 589429 - Cash Receipts - Manual	995137		$0.00	$1,847.28	
12/30/2024	AR 589451 - Adjustment			$0.00	$50.00	
12/30/2024	AR 590411 - Adjustment			$0.00	$25.00	

Account				Balance Forward	Debits	Credits	Ending Balance
12/30/2024	AR 590922 - Cash Receipts - Lockbox	0000000003			$0.00	$6,784.50	
12/31/2024	AR 590525 - Cash Receipts - Direct Debit	455962211	One Time Payment		$0.00	$850.00	
12/31/2024	AR 591418 - Cash Receipts - Lockbox	0000000004			$0.00	$2,195.50	
12/31/2024	AR 591557 - Adjustment				$0.00	$874.72	
01215-000 Allowance for Bad Debts				($32,986.00)	$0.00	$0.00	($32,986.00)
01401-000 Loan Costa del Sol Golf 2014-Master				$100,000.12	$0.00	$0.00	$100,000.12
01515-000 Due (to)from Master				($1,383,371.62)	$10,835.90	$188,100.83	($1,560,636.55)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE	$0.00	$12,562.37	
12/31/2024	GL 599641 - Journal Entry		RESERVE CONDOS O-P-Q-R-S	RESERVE CONDOS O-P-Q-R-S	$0.00	$3,358.00	
12/31/2024	GL 599656 - Journal Entry		RESERVE CASH	RESERVE CASH	$0.00	$88,954.77	
12/31/2024	GL 599663 - Journal Entry		RESERVE INTEREST TR	RESERVE INTEREST TR	$10,835.90	$0.00	
12/31/2024	GL 599696 - Journal Entry		DUE TO	DUE TO	$0.00	$83,225.69	

01610-000 Prepaid Insurance				$263,493.56	$6,187.00	$226,065.32	$43,615.24
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
12/13/2024	AP 592943 - Hand Written Check	1	ACENTR-20 - ACENTRIA INSURANCE	EST 3 FLOOD INSURANCE - ENDORSEMENT	$60.00	$0.00	
12/22/2024	AP 592907 - Hand Written Check	1	AMTRUS-20 - AMTRUST NORTH AMERICA	2025 WORKERS COMP	$4,681.00	$0.00	
12/24/2024	AP 592919 - Hand Written Check	1	SELEC - SELECTIVE INSURANCE COMPANY	2025 CLUB HOUSE FLOOD INSURANCE	$1,446.00	$0.00	
12/31/2024	GL 593474 - Journal Entry		INSURANCE	INSURANCE	$0.00	$17,342.70	
12/31/2024	GL 593476 - Journal Entry		INSURANCE	INSURANCE	$0.00	$208,722.62	
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				($3,777.04)	$118,671.25	$157,496.14	($42,601.93)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/1/2024	AP 597050 - Enter Bills - Separate		NATSEC-21 - NATION SECURITY	11/25/24 - 12/01/24	$0.00	$7,641.36	

Account			Balance Forward	Debits	Credits	Ending Balance
	Check					
12/4/2024	AP 584042 - Enter Bills - Separate Check	JJES-23 - JJES SERVICES CORP., INC	MASTER - 12/04/24	$0.00	$2,800.00	
12/4/2024	AP 594468 - Enter Bill	UNIFIR - UNIFIRST	MASTER - UNIFORMS	$0.00	$73.16	
12/5/2024	AP 580594 - Enter Bills - Separate Check	JCS01-20 - JC SERVICES OF SOUTH FL CORP	35074 EST 4	$0.00	$125.00	
12/5/2024	AP 580597 - Enter Bills - Separate Check	JCS01-20 - JC SERVICES OF SOUTH FL CORP	78754 EST 2	$0.00	$1,350.00	
12/5/2024	AP 580598 - Enter Bill	JCS01-20 - JC SERVICES OF SOUTH FL CORP	36015 CONDO T	$0.00	$1,490.00	
12/5/2024	AP 580601 - Enter Bills - Separate Check	JCS01-20 - JC SERVICES OF SOUTH FL CORP	99723 CONDO V	$0.00	$1,185.00	
12/5/2024	AP 580602 - Enter Bills - Separate Check	JCS01-20 - JC SERVICES OF SOUTH FL CORP	99023 CONDO V	$0.00	$795.00	
12/5/2024	AP 580603 - Enter Bills - Separate Check	JCS01-20 - JC SERVICES OF SOUTH FL CORP	99343 CONDO L	$0.00	$895.00	
12/5/2024	AP 580616 - Enter Bills - Separate Check	JCS01-20 - JC SERVICES OF SOUTH FL CORP	98433 CONDO	$0.00	$1,500.00	
12/5/2024	AP 580617 - Enter Bills - Separate Check	JCS01-20 - JC SERVICES OF SOUTH FL CORP	37082 CONDO B	$0.00	$695.00	
12/5/2024	AP 580618 - Enter Bills - Separate Check	PRIME-20 - PRIME GROUP ENTERPRISES INC	100813 CODNO H	$0.00	$3,420.00	
12/5/2024	AP 580620 - Enter Bills - Separate Check	PRIME-20 - PRIME GROUP ENTERPRISES INC	38602 CONDO A	$0.00	$640.00	
12/5/2024	AP 580621 - Enter Bills - Separate Check	GOLDST-20 - LEE GOLDSTEIN CONSTRUCTION	36275 CONDO T	$0.00	$2,990.00	
12/5/2024	AP 580627 - Enter Bills - Separate Check	SILV21 - SILVA ORNAMENTAL IRON WORKS LLC.	35644 EST 4	$0.00	$1,890.00	
12/5/2024	AP 580628 - Enter Bills - Separate Check	SILV21 - SILVA ORNAMENTAL IRON WORKS LLC.	MASTER	$0.00	$350.00	
12/5/2024	AP 580640 - Enter Bills - Separate Check	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER	$0.00	$850.00	
12/5/2024	AP 580642 - Enter Bills - Separate Check	Y&T-22 - Y&T PLUMBING SERVICES LLC	MASTER	$0.00	$182.50	
12/5/2024	AP 580660 -	MSALL-20 - MS ALL SERVICES CORP	MASTER	$0.00	$2,700.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Enter Bills - Separate Check						
12/5/2024	AP 580662 - Enter Bills - Separate Check		MSALL-20 - MS ALL SERVICES CORP	101403 CONDO K	$0.00	$470.00	
12/5/2024	AP 580663 - Enter Bills - Separate Check		MSALL-20 - MS ALL SERVICES CORP	101463 CONDO K	$0.00	$575.00	
12/5/2024	AP 580664 - Enter Bills - Separate Check		CRAZYB-20 - CRAZY BEE MAN LLC	98303 CONDO W	$0.00	$624.75	
12/5/2024	AP 580665 - Enter Bills - Separate Check		CRAZYB-20 - CRAZY BEE MAN LLC	38652 CONDO A	$0.00	$341.25	
12/5/2024	AP 580666 - Enter Bills - Separate Check		K&C - K&C GENERAL SERV CONSULTANTS	100073 CONDO H	$0.00	$755.00	
12/5/2024	AP 580673 - Enter Bills - Separate Check		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 NOV 2024	$0.00	$1,994.00	
12/5/2024	AP 580674 - Enter Bills - Separate Check		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 11/22/24	$0.00	$160.00	
12/5/2024	AP 580677 - Enter Bill		TEMSYS-20 - TEM SYSTEMS	MASTER	$0.00	$82.50	
12/5/2024	AP 580679 - Enter Bill		P0045 - PRO-STAR POOL SUPPLIES	MASTER	$0.00	$410.71	
12/5/2024	AP 580680 - Enter Bill		RIR-21 - REDLINE IGUANA REMOVAL	IGUANA REMOVAL DEC 2024	$0.00	$595.00	
12/5/2024	AP 580683 - Enter Bill		US LAW-20 - US LAWNS	DEC 2024	$0.00	$26,679.00	
12/5/2024	AP 580685 - Enter Bill		V00812 - VICTOR ESPINOZA	MASTER - WINTER MARKET 2024	$0.00	$201.09	
12/5/2024	AP 580689 - Enter Bill		AQUA-22 - AQUAGENIX - DeAngelo Contracting Services	DEC 2024	$0.00	$713.00	
12/5/2024	AP 580691 - Enter Bills - Separate Check		M032-20 - COMPUCARE SYSTEMS INC	MASTER	$0.00	$1,116.40	
12/5/2024	AP 580693 - Enter Bill		GLADYS-20 - GLADYS RUIZ DE PEREZ	99743 CONDO L - CHRISTMAS DEC 2024	$0.00	$217.94	
12/5/2024	AP 580701 - Enter Bill		MA-24 - MARIO ARISTIZABAL	SEC DEP REC 37852 - 01/17/22	$0.00	$2,750.00	
12/5/2024	AP 580723 - Print Check	21354	JCS01-20 - JC SERVICES OF SOUTH FL CORP	78754 EST 2	$1,350.00	$0.00	
12/5/2024	AP 580723 - Print Check	21355	JCS01-20 - JC SERVICES OF SOUTH FL CORP	36015 CONDO T	$1,490.00	$0.00	
12/5/2024	AP 580723 - Print Check	21356	JCS01-20 - JC SERVICES OF SOUTH FL CORP	99723 CONDO V	$1,185.00	$0.00	
12/5/2024	AP 580723 - Print Check	21357	JCS01-20 - JC SERVICES OF SOUTH FL CORP	99023 CONDO V	$795.00	$0.00	
12/5/2024	AP 580723 - Print Check	21358	JCS01-20 - JC SERVICES OF SOUTH FL CORP	99343 CONDO L	$895.00	$0.00	
12/5/2024	AP 580723 - Print Check	21359	JCS01-20 - JC SERVICES OF SOUTH FL CORP	98433 CONDO	$1,500.00	$0.00	
12/5/2024	AP 580723 - Print Check	21360	JCS01-20 - JC SERVICES OF SOUTH FL CORP	37082 CONDO B	$695.00	$0.00	
12/5/2024	AP 580723 -	21375	SARMA-20 - SARMA	SCREENING FEES	$869.00	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Print Check						
12/5/2024	AP 580723 - Print Check	21376	SARMA-20 - SARMA	SCREENING FEES	$983.30	$0.00	
12/5/2024	AP 580723 - Print Check	21369	S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 11/22/24	$160.00	$0.00	
12/5/2024	AP 580723 - Print Check	21370	S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 NOV 2024	$1,994.00	$0.00	
12/5/2024	AP 580723 - Print Check	21380	M032-20 - COMPUCARE SYSTEMS INC	MASTER	$1,116.40	$0.00	
12/5/2024	AP 580723 - Print Check	21373	P0045 - PRO-STAR POOL SUPPLIES	MASTER	$410.71	$0.00	
12/5/2024	AP 580723 - Print Check	21378	V00812 - VICTOR ESPINOZA	MASTER - WINTER MARKET 2024	$201.09	$0.00	
12/5/2024	AP 580723 - Print Check	21353	UNIFIR - UNIFIRST	MASTER - UNIFORMS	$292.61	$0.00	
12/5/2024	AP 580723 - Print Check	21363	MSALL-20 - MS ALL SERVICES CORP	MASTER	$2,700.00	$0.00	
12/5/2024	AP 580723 - Print Check	21364	MSALL-20 - MS ALL SERVICES CORP	101403 CONDO K	$470.00	$0.00	
12/5/2024	AP 580723 - Print Check	21365	MSALL-20 - MS ALL SERVICES CORP	101463 CONDO K	$575.00	$0.00	
12/5/2024	AP 580723 - Print Check	21362	PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER	$850.00	$0.00	
12/5/2024	AP 580723 - Print Check	21377	US LAW-20 - US LAWNS	DEC 2024	$26,679.00	$0.00	
12/5/2024	AP 580723 - Print Check	21368	K&C - K&C GENERAL SERV CONSULTANTS	100073 CONDO H	$755.00	$0.00	
12/5/2024	AP 580723 - Print Check	21366	CRAZYB-20 - CRAZY BEE MAN LLC	98303 CONDO W	$624.75	$0.00	
12/5/2024	AP 580723 - Print Check	21367	CRAZYB-20 - CRAZY BEE MAN LLC	38652 CONDO A	$341.25	$0.00	
12/5/2024	AP 580723 - Print Check	21371	TEMSYS-20 - TEM SYSTEMS	MASTER	$82.50	$0.00	
12/5/2024	AP 580723 - Print Check	21381	GLADYS-20 - GLADYS RUIZ DE PEREZ	99743 CONDO L - CHRISTMAS DEC 2024	$217.94	$0.00	
12/5/2024	AP 580723 - Print Check	21361	SILV21 - SILVA ORNAMENTAL IRON WORKS LLC.	MASTER	$350.00	$0.00	
12/5/2024	AP 580723 - Print Check	21374	RIR-21 - REDLINE IGUANA REMOVAL	IGUANA REMOVAL DEC 2024	$595.00	$0.00	
12/5/2024	AP 580723 - Print Check	21372	NATSEC-21 - NATION SECURITY	11/18/24 - 11/24/24	$6,744.96	$0.00	
12/5/2024	AP 580723 - Print Check	21379	AQUA-22 - AQUAGENIX - DeAngelo Contracting Services	DEC 2024	$713.00	$0.00	
12/5/2024	AP 580754 - Print Check	4015	JCS01-20 - JC SERVICES OF SOUTH FL CORP	35074 EST 4	$125.00	$0.00	
12/5/2024	AP 580754 - Print Check	4018	GOLDST-20 - LEE GOLDSTEIN CONSTRUCTION	36275 CONDO T	$2,990.00	$0.00	
12/5/2024	AP 580754 - Print Check	4016	PRIME-20 - PRIME GROUP ENTERPRISES INC	100813 CODNO H	$3,420.00	$0.00	
12/5/2024	AP 580754 - Print Check	4017	PRIME-20 - PRIME GROUP ENTERPRISES INC	38602 CONDO A	$640.00	$0.00	
12/5/2024	AP 580754 - Print Check	4019	SILV21 - SILVA ORNAMENTAL IRON WORKS LLC.	35644 EST 4	$1,890.00	$0.00	
12/5/2024	AP 580754 - Print Check	4020	Y&T-22 - Y&T PLUMBING SERVICES LLC	MASTER	$182.50	$0.00	
12/5/2024	AP 580762 - Print Check	1343	MA-24 - MARIO ARISTIZABAL	SEC DEP REC 37852 - 01/17/22	$2,750.00	$0.00	
12/6/2024	AP 582868 - AP Adjustment	ACH	SARMA-20 - SARMA	SCREENING FEES	$265.35	$0.00	
12/6/2024	AP 582869 - AP Adjustment	ACH	SARMA-20 - SARMA	MASTER	$717.95	$0.00	
12/6/2024	AP 582870 - AP	ACH	SARMA-20 - SARMA	SCREENING FEES	$869.00	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Adjustment						
12/8/2024	AP 585848 - Enter Bill		NATSEC-21 - NATION SECURITY	12/02/24 - 12/08/24	$0.00	$6,744.96	
12/11/2024	AP 582867 - Void Check	21375	SARMA-20 - SARMA	SCREENING FEES	$0.00	$1,852.30	
12/11/2024	AP 594469 - Enter Bill		UNIFIR - UNIFIRST	MASTER - UNIFORMS	$0.00	$73.16	
12/12/2024	AP 583975 - Enter Bill		C00100 - COSTA DEL SOL GOLF CLUB INC		$0.00	$20,000.00	
12/12/2024	AP 583976 - Enter Bill		G0004 - GEORGINA GONZALEZ	CONDO B - CHRISTMAS LIGHTS 2024	$0.00	$102.59	
12/12/2024	AP 583980 - Enter Bill		MARAMI-20 - MANUEL RAMIREZ	CONDO B - CHRISTMAS LIGHTS 2024	$0.00	$350.00	
12/12/2024	AP 584041 - Enter Bills - Separate Check		SHIELD-20 - SHIELD PEST CONTROL	100413-100533 CONDO H - RENEWAL 24-25 (DIFF)	$0.00	$30.00	
12/12/2024	AP 584044 - Enter Bills - Separate Check		MINUTE - MINUTEMAN PRESS OF DORAL	MASTER	$0.00	$69.55	
12/12/2024	AP 584045 - Enter Bills - Separate Check		P0045 - PRO-STAR POOL SUPPLIES	MASTER	$0.00	$517.49	
12/12/2024	AP 584048 - Enter Bills - Separate Check		P0045 - PRO-STAR POOL SUPPLIES	MASTER	$0.00	$449.01	
12/12/2024	AP 584054 - Enter Bill		REG - RAUL DE REGUERO	CONDO A	$0.00	$26.73	
12/12/2024	AP 584057 - Enter Bill		RUBEN-21 - RUBEN LOPEZ	37872 CONDO C	$0.00	$106.79	
12/12/2024	AP 584061 - Enter Bill		ASH-23 - AMANDA SHERLOCK	99603 CONDO L	$0.00	$160.43	
12/12/2024	AP 584062 - Enter Bill		AA21 - ANDRE ABBATE	99293 CONDO F	$0.00	$85.58	
12/12/2024	AP 584064 - Enter Bill		CAR-24 - CARLOS CASTILLO	CLUBHOUSE DEP REF 39611 - 12/10/24	$0.00	$250.00	
12/12/2024	AP 584066 - Enter Bill		MDS-24 - MARINELA DI STEFANO	CLUBHOUSE DEP REF 98423 - 09/25/24	$0.00	$500.00	
12/12/2024	AP 584068 - Print Check	21385	SHIELD-20 - SHIELD PEST CONTROL	100413-100533 CONDO H - RENEWAL 24-25 (DIFF)	$30.00	$0.00	
12/12/2024	AP 584068 - Print Check	21387	MINUTE - MINUTEMAN PRESS OF DORAL	MASTER	$69.55	$0.00	
12/12/2024	AP 584068 - Print Check	21383	G0004 - GEORGINA GONZALEZ	CONDO B - CHRISTMAS LIGHTS 2024	$102.59	$0.00	
12/12/2024	AP 584068 - Print Check	21388	P0045 - PRO-STAR POOL SUPPLIES	MASTER	$517.49	$0.00	
12/12/2024	AP 584068 - Print Check	21389	P0045 - PRO-STAR POOL SUPPLIES	MASTER	$449.01	$0.00	
12/12/2024	AP 584068 - Print Check	21382	C00100 - COSTA DEL SOL GOLF CLUB INC		$20,000.00	$0.00	
12/12/2024	AP 584068 - Print Check	21384	MARAMI-20 - MANUEL RAMIREZ	CONDO B - CHRISTMAS LIGHTS 2024	$350.00	$0.00	
12/12/2024	AP 584068 - Print Check	21391	RUBEN-21 - RUBEN LOPEZ	37872 CONDO C	$106.79	$0.00	
12/12/2024	AP 584068 - Print Check	21393	AA21 - ANDRE ABBATE	99293 CONDO F	$85.58	$0.00	
12/12/2024	AP 584068 - Print Check	21390	REG - RAUL DE REGUERO	CONDO A	$26.73	$0.00	
12/12/2024	AP 584068 - Print Check	21386	JJES-23 - JJES SERVICES CORP., INC	MASTER - 12/04/24	$2,800.00	$0.00	
12/12/2024	AP 584068 - Print Check	21392	ASH-23 - AMANDA SHERLOCK	99603 CONDO L	$160.43	$0.00	
12/12/202	AP 584068 -	21394	CAR-24 - CARLOS CASTILLO	CLUBHOUSE DEP REF 39611 -	$250.00	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
4	Print Check			12/10/24			
12/12/2024	AP 584068 - Print Check	21395	MDS-24 - MARINELA DI STEFANO	CLUBHOUSE DEP REF 98423 - 09/25/24	$500.00	$0.00	
12/18/2024	AP 594470 - Enter Bill		UNIFIR - UNIFIRST	MASTER - UNIFORMS	$0.00	$73.15	
12/19/2024	AP 585810 - Enter Bill		MOOR-24 - MOORE MANAGEMENT SOLUTIONS LLC	MASTER	$0.00	$1,000.00	
12/19/2024	AP 585811 - Enter Bills - Separate Check		MSALL-20 - MS ALL SERVICES CORP	CONDO B	$0.00	$400.00	
12/19/2024	AP 585812 - Enter Bills - Separate Check		MSALL-20 - MS ALL SERVICES CORP	CONDO K	$0.00	$625.00	
12/19/2024	AP 585813 - Enter Bills - Separate Check		MSALL-20 - MS ALL SERVICES CORP	CONDO A	$0.00	$1,232.50	
12/19/2024	AP 585822 - Enter Bill		S00025 - SCREEN ENCLOSURE DESIGNS	EST 4	$0.00	$2,900.00	
12/19/2024	AP 585823 - Enter Bills - Separate Check		MSALL-20 - MS ALL SERVICES CORP	CONDO A	$0.00	$160.00	
12/19/2024	AP 585827 - Enter Bill		M032-20 - COMPUCARE SYSTEMS INC	MASTER	$0.00	$190.00	
12/19/2024	AP 585829 - Enter Bill		JJES-23 - JJES SERVICES CORP., INC	MASTER - EST 3, EST 2, AND 34095	$0.00	$2,070.00	
12/19/2024	AP 585843 - Enter Bill		ANTHO - ANTHONY NOBOA	MASTER - MANG. DEC 2024	$0.00	$1,500.00	
12/19/2024	AP 585846 - Enter Bill		LS-24 - LIMITLES SIGNS	MASTER	$0.00	$2,086.50	
12/19/2024	AP 585918 - Enter Bill		JG-24 - JOHN GRISALES	CLUBHOUSE DEP REF 36654 - 08/14/24	$0.00	$250.00	
12/19/2024	AP 585920 - Enter Bill		JORGEC - JORGE CABAL	SEC DEP REF 36115	$0.00	$3,500.00	
12/20/2024	AP 586106 - Print Check	21401	M032-20 - COMPUCARE SYSTEMS INC	MASTER	$190.00	$0.00	
12/20/2024	AP 586106 - Print Check	21403	ANTHO - ANTHONY NOBOA	MASTER - MANG. DEC 2024	$1,500.00	$0.00	
12/20/2024	AP 586106 - Print Check	21397	MSALL-20 - MS ALL SERVICES CORP	CONDO B	$400.00	$0.00	
12/20/2024	AP 586106 - Print Check	21398	MSALL-20 - MS ALL SERVICES CORP	CONDO K	$625.00	$0.00	
12/20/2024	AP 586106 - Print Check	21399	MSALL-20 - MS ALL SERVICES CORP	CONDO A	$1,232.50	$0.00	
12/20/2024	AP 586106 - Print Check	21400	MSALL-20 - MS ALL SERVICES CORP	CONDO A	$160.00	$0.00	
12/20/2024	AP 586106 - Print Check	21406	XERAGR-20 - XEROGRAPHIC USA	MASTER NOV 2024	$288.81	$0.00	
12/20/2024	AP 586106 - Print Check	21405	NATSEC-21 - NATION SECURITY	12/02/24 - 12/08/24	$6,744.96	$0.00	
12/20/2024	AP 586106 - Print Check	21402	JJES-23 - JJES SERVICES CORP., INC	MASTER - EST 3, EST 2, AND 34095	$2,070.00	$0.00	
12/20/2024	AP 586106 - Print Check	21396	MOOR-24 - MOORE MANAGEMENT SOLUTIONS LLC	MASTER	$1,000.00	$0.00	
12/20/2024	AP 586106 - Print Check	21404	LS-24 - LIMITLES SIGNS	MASTER	$2,086.50	$0.00	
12/20/2024	AP 586106 - Print Check	21407	JG-24 - JOHN GRISALES	CLUBHOUSE DEP REF 36654 - 08/14/24	$250.00	$0.00	
12/20/2024	AP 586120 - Print Check	4021	S00025 - SCREEN ENCLOSURE DESIGNS	EST 4	$2,900.00	$0.00	
12/20/2024	AP 586123 - Print Check	1344	JORGEC - JORGE CABAL	SEC DEP REF 36115	$3,500.00	$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
12/25/2024	AP 594471 - Enter Bill		UNIFIR - UNIFIRST	MASTER - UNIFORMS	$0.00	$73.15	
12/29/2024	AP 594540 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	12/23/24 - 12/29/24	$0.00	$7,462.03	
12/31/2024	AP 593498 - Void Check	20555	ECFS01 - EXPRESS CORPORATE FILING SERV.	ANNUAL REPORT FILING SERV 2024	$0.00	$195.00	
12/31/2024	AP 593498 - Void Check	20893	RIR-21 - REDLINE IGUANA REMOVAL	IGUANA REMOVAL JUNE 2024	$0.00	$595.00	
12/31/2024	AP 593499 - AP Adjustment		RIR-21 - REDLINE IGUANA REMOVAL	IGUANA REMOVAL JUNE 2024	$595.00	$0.00	
12/31/2024	AP 593500 - AP Adjustment		ECFS01 - EXPRESS CORPORATE FILING SERV.	ANNUAL REPORT FILING SERV 2024	$195.00	$0.00	
12/31/2024	AP 594465 - Enter Bills - Separate Check		PREFERRED ACCOUNTING SERVICES, Inc.	DEC 2024	$0.00	$8,700.00	
12/31/2024	AP 594474 - Enter Bills - Separate Check		MSALL-20 - MS ALL SERVICES CORP	CONDO M	$0.00	$680.00	
12/31/2024	AP 594491 - Enter Bills - Separate Check		JCS01-20 - JC SERVICES OF SOUTH FL CORP	36034 CONDO P - FINAL PAYMENT	$0.00	$1,012.50	
12/31/2024	AP 594514 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	39901, 39841, & 39791 CONDO S	$0.00	$7,300.00	
12/31/2024	AP 594516 - Enter Bill		RUBEN-21 - RUBEN LOPEZ	37872 CONDO C	$0.00	$54.54	
12/31/2024	AP 594530 - Enter Bill		JJES-23 - JJES SERVICES CORP., INC	MASTER	$0.00	$2,250.00	
12/31/2024	AP 594531 - Enter Bill		ACE-24 - ACE POOL & SPA	MASTER	$0.00	$650.00	
12/31/2024	AP 594533 - Enter Bill		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 1990066 NOV 2024	$0.00	$4,374.90	
12/31/2024	AP 594544 - Enter Bills - Separate Check		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 1990066 DEC 2024	$0.00	$2,345.62	
12/31/2024	AP 594545 - Enter Bill		HF-24 - HORACIO A. FERRANDO	SEC DEP REF 33315 - 11/21/22	$0.00	$4,450.00	
12/31/2024	AP 597056 - Enter Bill		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 DEC 2024	$0.00	$135.00	
12/31/2024	AP 597057 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING DEC 2024	$0.00	$655.00	
02004-000 Loan Bco Popular (Paving - Entrance)				($1,370,423.05)	$24,085.25	$0.00	($1,346,337.80)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/2/2024	AP 592977 - Hand Written Check	1	POPLOAN - POPULAR LOAN		$24,085.25	$0.00	
02005-000 Accrued Expenses					($7,200.00)	$0.00	$0.00	($7,200.00)
02006-000 Loan Repayment					($246,630.98)	$0.00	$16,000.00	($262,630.98)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
12/31/2024	GL 599631 - Journal Entry		LOAN	LOAN	$0.00	$16,000.00	
02007-000 Insurance Note Payable				($231,018.66)	$231,172.48	$0.00	$153.82
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
12/6/2024	AP 579297 - Hand Written Check	1	IPFS-22 - IPFS CORPORATION	PYMNT# 11 DEC 2024	$231,172.48	$0.00	
02008-000 Insurance Settlement				($12,274.26)	$0.00	$0.00	($12,274.26)
02012-000 Clubhouse Deposit				($1,100.00)	$1,600.00	$1,000.00	($500.00)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
12/1/2024	GL 594525 - Journal Entry		CLUBHOUSE INCOME 38152 - 10/22/24	CLUBHOUSE INCOME 38152	$100.00	$0.00	
12/10/2024	AR 582482 - Cash Receipts - Miscellaneous			38112 clubhouse	$0.00	$1,000.00	
12/12/2024	AP 584064 - Enter Bill		CAR-24 - CARLOS CASTILLO	CLUBHOUSE DEP REF 39611 - 12/10/24	$250.00	$0.00	
12/12/2024	GL 584065 - Journal Entry		CLUBHOUSE INCOME 39611 - 12/10/24	CLUBHOUSE INCOME 39611	$250.00	$0.00	
12/12/2024	AP 584066 - Enter Bill		MDS-24 - MARINELA DI STEFANO	CLUBHOUSE DEP REF 98423 - 09/25/24	$500.00	$0.00	
12/19/2024	AP 585918 - Enter Bill		JG-24 - JOHN GRISALES	CLUBHOUSE DEP REF 36654 - 08/14/24	$250.00	$0.00	
12/19/2024	GL 594523 - Journal Entry		CLUBHOUSE INCOME 36654 - 08/14/24	CLUBHOUSE INCOME 36654	$250.00	$0.00	
02015-000 Security Deposits				($391,991.00)	$10,700.00	$7,700.00	($388,991.00)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
12/5/2024	AP 580701 - Enter Bill		MA-24 - MARIO ARISTIZABAL	SEC DEP REC 37852 - 01/17/22	$2,750.00	$0.00	
12/9/2024	AR 581667 - Cash Receipts - Miscellaneous	1076289373		39851 - Siu Ha Ng (owner)	$0.00	$3,950.00	
12/19/2024	AP 585920 - Enter Bill		JORGEC - JORGE CABAL	SEC DEP REF 36115	$3,500.00	$0.00	
12/23/2024	AR 587029 - Cash Receipts - Miscellaneous			38432 - Lauren M. Rodrick (tenant)	$0.00	$3,750.00	
12/31/2024	AP 594545 - Enter Bill		HF-24 - HORACIO A. FERRANDO	SEC DEP REF 33315 - 11/21/22	$4,450.00	$0.00	
02016-000 Credit Card				($1,335.00)	$2,229.39	$1,598.88	($704.49)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
12/30/2024	GL 593407 - Misc Payment				$2,229.39	$0.00	
12/30/2024	GL 599638 - Journal Entry		CREDIT CARD	credit card	$0.00	$1,598.88	
02017-000 Insurance Claim Liability-Master				($26,256.05)	$0.00	$0.00	($26,256.05)
02018-000 Deferred Cable Cost-				($338,090.63)	$0.00	$0.00	($338,090.63)

Account					Balance Forward	Debits	Credits	Ending Balance
Master								
02220-000 Payroll Taxes Payable					$0.00	$7,064.57	$7,064.57	$0.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/6/2024	GL 582073 - Journal Entry		payroll	payroll		$2,076.12	$2,076.12	
12/18/2024	GL 593416 - Journal Entry		payroll	payroll		$4,988.45	$4,988.45	
02500-000 Prepaid Owner Assessments					($181,553.51)	$0.00	$0.00	($181,553.51)
03030-000 Reserves Interest					($21,170.56)	$0.00	$746.17	($21,916.73)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 599663 - Journal Entry		RESERVE INTEREST TR	RESERVE INTEREST TR		$0.00	$746.17	
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					($86,904.98)	$988.33	$0.00	($85,916.65)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$988.33	$0.00	
03101-000 Reserve - A/C Equip 10T Rooft-Master					($9,350.73)	$0.00	$131.95	($9,482.68)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$131.95	
03102-000 Reserve - A/C Equip 3 TON Unit-Master					($2,067.95)	$0.00	$29.25	($2,097.20)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$29.25	
03103-000 Reserve - Awnings-Master					($14,895.96)	$0.00	$0.00	($14,895.96)
03104-000 Reserve - Carpet-Master					($4,140.00)	$0.00	$0.00	($4,140.00)
03105-000 Reserve - Furniture Office-Master					($31,886.96)	$0.00	$0.00	($31,886.96)
03106-000 Reserve - Flooring Tile-Master					($1,605.97)	$0.00	$118.00	($1,723.97)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$118.00	
03107-000 Reserve - Flooring Wood Compos-Master					($3,435.57)	$0.00	$60.99	($3,496.56)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$60.99	
03108-000 Reserve - Interior					($7,029.36)	$0.00	$252.72	($7,282.08)

Account					Balance Forward	Debits	Credits	Ending Balance
Painting-Master								
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$252.72	
03109-000 Reserve - Exterior Painting-Master					$284.83	$0.00	$108.19	$176.64
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$108.19	
03110-000 Reserve - Kitchen/Breakroom-Master					$3,160.71	$0.00	$61.43	$3,099.28
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$61.43	
03111-000 Reserve - CLubhouse Restrooms-Master					($6,424.24)	$0.00	$246.94	($6,671.18)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$246.94	
03112-000 Reserve - Pool Restrooms-Master					($16,051.10)	$182.50	$286.00	($16,154.60)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/5/2024	AP 580642 - Enter Bills - Separate Check		Y&T-22 - Y&T PLUMBING SERVICES LLC	MASTER		$182.50	$0.00	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$286.00	
03113-000 Reserve - Court Resurface-Master					($9,509.92)	$0.00	$730.00	($10,239.92)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$730.00	
03114-000 Reseve - Court Lighting-Master					($6,537.94)	$0.00	$74.45	($6,612.39)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$74.45	
03115-000 Reserve - Court Fencing & Scre-Master					($5,155.50)	$0.00	$78.66	($5,234.16)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$78.66	
03116-000 Reserve - Furniture Pool-Master					($8,804.62)	$0.00	$137.88	($8,942.50)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593467 -		RESERVE MASTER	RESERVE		$0.00	$137.88	

Account	Balance Forward	Debits	Credits	Ending Balance
4 Journal Entry				
03117-000 Reserve - Pool deck Surface-Master	($27,130.84)	$0.00	$398.40	($27,529.24)
Date / Source - Entry Type / Check# / Description / Vendor / Reference		**Debits**	**Credits**	
12/31/2024 GL 593467 - 4 Journal Entry / RESERVE MASTER / RESERVE		$0.00	$398.40	
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	($90,896.17)	$0.00	$1,719.08	($92,615.25)
Date / Source - Entry Type / Check# / Description / Vendor / Reference		**Debits**	**Credits**	
12/31/2024 GL 593467 - 4 Journal Entry / RESERVE MASTER / RESERVE		$0.00	$1,719.08	
03120-000 Reserve - Asphalt Sealcoat-Master	($143,734.61)	$0.00	$2,181.44	($145,916.05)
Date / Source - Entry Type / Check# / Description / Vendor / Reference		**Debits**	**Credits**	
12/31/2024 GL 593467 - 4 Journal Entry / RESERVE MASTER / RESERVE		$0.00	$2,181.44	
03121-000 Reserve - Playground Equipment-Master	$30,195.00	$0.00	$336.22	$29,858.78
Date / Source - Entry Type / Check# / Description / Vendor / Reference		**Debits**	**Credits**	
12/31/2024 GL 593467 - 4 Journal Entry / RESERVE MASTER / RESERVE		$0.00	$336.22	
03122-000 Reserve - Play Fence & Gate-Master	($5,790.00)	$0.00	$0.00	($5,790.00)
03123-000 Reserve - Roof Flat-Master	($15,280.90)	$0.00	$223.10	($15,504.00)
Date / Source - Entry Type / Check# / Description / Vendor / Reference		**Debits**	**Credits**	
12/31/2024 GL 593467 - 4 Journal Entry / RESERVE MASTER / RESERVE		$0.00	$223.10	
03124-000 Reserve - Roof Tile-Master	($8,499.70)	$0.00	$121.82	($8,621.52)
Date / Source - Entry Type / Check# / Description / Vendor / Reference		**Debits**	**Credits**	
12/31/2024 GL 593467 - 4 Journal Entry / RESERVE MASTER / RESERVE		$0.00	$121.82	
03125-000 Reserve - Signage Entry Monume-Master	($1,576.10)	$0.00	$23.02	($1,599.12)
Date / Source - Entry Type / Check# / Description / Vendor / Reference		**Debits**	**Credits**	
12/31/2024 GL 593467 - 4 Journal Entry / RESERVE MASTER / RESERVE		$0.00	$23.02	
03126-000 Reserve - Signage Street Direc-Master	$7,561.60	$0.00	$821.81	$6,739.79
Date / Source - Entry Type / Check# / Description / Vendor / Reference		**Debits**	**Credits**	
12/31/2024 GL 593467 - 4 Journal Entry / RESERVE MASTER / RESERVE		$0.00	$821.81	
03127-000 Reserve - Mailboxes-Master	($47.91)	$0.00	$893.31	($941.22)

Account					Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$893.31	
03128-000 Reserve - Street Lights-Master					($80,867.49)	$0.00	$1,511.10	($82,378.59)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$1,511.10	
03129-000 Reserve - Per. Fence ChainLink-Master					($27,919.80)	$0.00	$522.68	($28,442.48)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$522.68	
03130-000 Reserve - Per. Fence Aluminum-Master					$800.49	$0.00	$226.17	$574.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$226.17	
03131-000 Reserve - Irrigation Pumps 31-Master					($1,098.97)	$0.00	$769.33	($1,868.30)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$769.33	
03132-000 Reserve - Gate Barrier Arm-Master					($6,699.93)	$0.00	$92.07	($6,792.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$92.07	
03133-000 Reserve - Gates Aluminum-Master					($7,118.66)	$0.00	$68.74	($7,187.40)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$68.74	
03134-000 Reserve - Gates Motors-Master					($8,682.69)	$0.00	$192.35	($8,875.04)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$192.35	
03135-000 Reserve - Gates Software Updat-Master					($14,449.92)	$0.00	$0.00	($14,449.92)
03136-000 Reserve - Golf Building-Master					$12,462.26	$0.00	$1,133.60	$11,328.66
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$0.00	$1,133.60	
03137-000 Reserve - Irrigation Pumps					$4,426.39	$0.00	$0.00	$4,426.39

Account					Balance Forward	Debits	Credits	Ending Balance
03138-000 Reserve - Pool Motor/ Mechanic					$5,197.10	$0.00	$0.00	$5,197.10
03800-000 Retained Earnings					$677,091.29	$0.00	$1,895.00	$675,196.29
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593496 - Misc Deposit			VOIDED CHECKS 195-1450-250 2023		$0.00	$1,895.00	
40001-000 Income					($5,897,839.53)	$127,603.00	$663,770.26	($6,434,006.79)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/1/2024	AR 577450 - Apply Charges					$0.00	$663,770.26	
12/1/2024	GL 593461 - Journal Entry		INCOME	INCOME		$126,846.37	$0.00	
12/31/2024	GL 599927 - Journal Entry		RECLASS	RECLASS		$756.63	$0.00	
40002-000 Reserve Income					($138,186.07)	$0.00	$12,562.37	($150,748.44)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/1/2024	GL 593461 - Journal Entry		INCOME	INCOME		$0.00	$12,562.37	
40003-000 Special Assessment Fee					$818.24	$0.00	$818.24	$0.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 599927 - Journal Entry		RECLASS	RECLASS		$0.00	$818.24	
40011-000 Late Fee Income					($19,251.21)	$1,867.96	$2,406.63	($19,789.88)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/3/2024	AR 579211 - Adjustment					$25.00	$0.00	
12/4/2024	AR 580034 - Adjustment					$25.00	$0.00	
12/4/2024	AR 580048 - Adjustment					$25.00	$0.00	
12/5/2024	AR 580571 - Adjustment					$25.00	$0.00	
12/20/2024	AR 586169 - Apply Late Fee					$0.00	$1,650.00	
12/30/2024	AR 589451 - Adjustment					$50.00	$0.00	
12/30/2024	AR 590411 - Adjustment					$25.00	$0.00	
12/31/2024	AR 591557 - Adjustment					$874.72	$0.00	
12/31/2024	GL 599927 - Journal Entry		RECLASS	RECLASS		$818.24	$756.63	
40015-000 Legal Fee Income					($6,925.00)	$0.00	$750.00	($7,675.00)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/13/2024	AR 584366 - Adjustment					$0.00	$750.00	
40030-000 Screening Fees					($11,950.00)	$0.00	$500.00	($12,450.00)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	

Account				Balance Forward	Debits	Credits	Ending Balance
12/10/2024	AR 582482 - Cash Receipts - Miscellaneous		39851 app		$0.00	$200.00	
12/23/2024	AR 587193 - Cash Receipts - Miscellaneous		35404		$0.00	$300.00	
40056-000 Violation Fees				($1,998.00)	$26.00	$0.00	($1,972.00)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
12/23/2024	AR 587122 - Adjustment				$26.00	$0.00	
40060-000 Transponder Income				($6,377.70)	$0.00	$731.00	($7,108.70)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
12/10/2024	AR 582482 - Cash Receipts - Miscellaneous			39264 transponder	$0.00	$20.00	
12/23/2024	AR 587193 - Cash Receipts - Miscellaneous			36094	$0.00	$60.00	
12/30/2024	GL 593428 - Journal Entry		square	square	$0.00	$651.00	
40079-000 Clubhouse Rental				($6,750.00)	$0.00	$600.00	($7,350.00)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
12/1/2024	GL 594525 - Journal Entry		CLUBHOUSE INCOME 38152 - 10/22/24	CLUBHOUSE INCOME 38152	$0.00	$100.00	
12/12/2024	GL 584065 - Journal Entry		CLUBHOUSE INCOME 39611 - 12/10/24	CLUBHOUSE INCOME 39611	$0.00	$250.00	
12/19/2024	GL 594523 - Journal Entry		CLUBHOUSE INCOME 36654 - 08/14/24	CLUBHOUSE INCOME 36654	$0.00	$250.00	
40080-000 Interest Income				($1,734.57)	$0.00	$2.47	($1,737.04)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
12/31/2024	GL 593421 - Misc Deposit				$0.00	$2.45	
12/31/2024	GL 599570 - Misc Deposit				$0.00	$0.02	
40081-000 Reserve Interest Income				($7,712.19)	$0.00	$746.17	($8,458.36)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
12/31/2024	GL 599659 - Journal Entry		RESERVE INTERESTS TR	RESERVE INTERESTS	$0.00	$746.17	
40090-000 Miscellaneous Income				($23,704.35)	$0.00	$125.00	($23,829.35)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**	**Debits**	**Credits**	
12/6/2024	AR 583887 - Apply NSF	0000000001			$0.00	$25.00	
12/6/2024	AR 583890 - Apply NSF	0000000001			$0.00	$25.00	
12/10/2024	AR 584621 - Apply NSF	452865476		Return Code: R09	$0.00	$25.00	

Account					Balance Forward	Debits	Credits	Ending Balance
12/11/2024	AR 582881 - Apply NSF	0000000001				$0.00	$25.00	
12/18/2024	AR 587310 - Apply NSF	0000000004				$0.00	$25.00	
41008-000 Tennis Income					($17,000.00)	$0.00	$1,400.00	($18,400.00)
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/10/2024	AR 582482 - Cash Receipts - Miscellaneous			Polonsky Tennis Academy		$0.00	$1,400.00	
50008-000 Accounting Fees					$87,450.00	$8,700.00	$750.00	$95,400.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	AP 594465 - Enter Bills - Separate Check		PREFERRED ACCOUNTING SERVICES, Inc.	DEC 2024		$8,700.00	$0.00	
12/31/2024	GL 599639 - Journal Entry		PAYROLL FEES	PAYROLL FEES		$0.00	$750.00	
50023-000 Computer Software-Master					$2,427.00	$0.00	$0.00	$2,427.00
50043-000 Transponder Expense					$5,200.00	$0.00	$0.00	$5,200.00
50045-000 Legal Fees					$29,498.70	$9,009.52	$0.00	$38,508.22
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/5/2024	AP 580673 - Enter Bills - Separate Check		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 NOV 2024		$1,994.00	$0.00	
12/5/2024	AP 580674 - Enter Bills - Separate Check		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 11/22/24		$160.00	$0.00	
12/31/2024	AP 594533 - Enter Bill		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 1990066 NOV 2024		$4,374.90	$0.00	
12/31/2024	AP 594544 - Enter Bills - Separate Check		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 1990066 DEC 2024		$2,345.62	$0.00	
12/31/2024	AP 597056 - Enter Bill		S025-20 - SIEGFRIED RIVERA LERNER PA	MATTER# 2230172 DEC 2024		$135.00	$0.00	
50046-000 Legal Fees Collections					$1,725.00	$0.00	$0.00	$1,725.00
50048-000 Annual Condo Fees					$0.00	$3,072.00	$0.00	$3,072.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/13/2024	AP 592958 - Hand Written Check	1	D0021 - DBPR	ANNUAL FEES		$3,072.00	$0.00	
50050-000 Licenses, Taxes, Permits					$12,602.54	$1,564.90	$0.00	$14,167.44
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/9/2024	AP 592904 - Hand Written Check	1	MIAMI-22 - MIAMI DADE COUNTY	MASTER - ANNUAL REGISTRATION 2024		$1,164.50	$0.00	
12/25/2024	AP 592916 - Hand Written Check	1	PROBO - PROPERTY BOSS SOLUTIONS	MASTER		$400.40	$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
50053-000 Corporate Annual Report					$390.00	$0.00	$195.00	$195.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	AP 593500 - AP Adjustment		ECFS01 - EXPRESS CORPORATE FILING SERV.	ANNUAL REPORT FILING SERV 2024		$0.00	$195.00	
50055-000 Meeting Expenses/Refreshments					$2,135.15	$0.00	$0.00	$2,135.15
50057-000 Social Committe					$999.94	$201.09	$0.00	$1,201.03
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/5/2024	AP 580685 - Enter Bill		V00812 - VICTOR ESPINOZA	MASTER - WINTER MARKET 2024		$201.09	$0.00	
50080-000 Postage					$4,043.26	$880.99	$0.00	$4,924.25
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/17/2024	AP 592917 - Hand Written Check	1	P049-20 - PITNEY BOWES PURCHASE POWER	MASTER - STM 12-03-24		$880.99	$0.00	
50084-000 Special Project Entrance - Asphalt					$176,000.00	$16,000.00	$0.00	$192,000.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 599631 - Journal Entry		LOAN	LOAN		$16,000.00	$0.00	
50085-000 Office Supplies					$9,814.68	$1,002.90	$167.06	$10,650.52
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/25/2024	AP 592913 - Hand Written Check	1	PT-22 - PITNEY BOWES	MASTER		$101.63	$0.00	
12/30/2024	GL 599638 - Journal Entry		CREDIT CARD	credit card		$901.27	$167.06	
50086-000 Printing					$4,330.71	$0.00	$0.00	$4,330.71
50088-000 CDS Golf Club Expenses					$180,000.00	$20,000.00	$0.00	$200,000.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/12/2024	AP 583975 - Enter Bill		C00100 - COSTA DEL SOL GOLF CLUB INC			$20,000.00	$0.00	
50090-000 Professional Fees					$2,131.40	$0.00	$0.00	$2,131.40
51007-000 Real Estate Taxes					$45.00	$39,721.75	$0.00	$39,766.75
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/12/2024	AP 592956 - Hand Written Check	1	MDTAX - MIAMI DADE TAX COLLECTOR			$39,721.75	$0.00	
51009-000 Bank Charges					$655.00	$58.00	$0.00	$713.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/30/2024	GL 593404 - Misc Payment					$48.00	$0.00	
12/31/2024	GL 599571 - Misc Payment					$10.00	$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
51010-000 Square Fees					$182.04	$19.50	$0.00	$201.54
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/30/2024	GL 593428 - Journal Entry		square	square		$19.50	$0.00	
51012-000 Screening Fees					$5,818.30	$231.00	$0.00	$6,049.30
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	AP 594537 - Hand Written Check	1	SARMA-20 - SARMA	MASTER		$231.00	$0.00	
51013-000 Uniforms Contract-Master					$3,174.84	$292.62	$0.00	$3,467.46
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/4/2024	AP 594468 - Enter Bill		UNIFIR - UNIFIRST	MASTER - UNIFORMS		$73.16	$0.00	
12/11/2024	AP 594469 - Enter Bill		UNIFIR - UNIFIRST	MASTER - UNIFORMS		$73.16	$0.00	
12/18/2024	AP 594470 - Enter Bill		UNIFIR - UNIFIRST	MASTER - UNIFORMS		$73.15	$0.00	
12/25/2024	AP 594471 - Enter Bill		UNIFIR - UNIFIRST	MASTER - UNIFORMS		$73.15	$0.00	
52000-000 Insurance Deductible					$5,000.00	$0.00	$0.00	$5,000.00
52031-000 Property					$2,024,558.57	$184,050.78	$0.00	$2,208,609.35
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593476 - Journal Entry		INSURANCE	INSURANCE		$184,050.78	$0.00	
52032-000 Umbrella Insurance					$25,013.54	$2,273.96	$0.00	$27,287.50
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593476 - Journal Entry		INSURANCE	INSURANCE		$2,273.96	$0.00	
52033-000 Liability					$161,724.08	$14,702.19	$0.00	$176,426.27
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593476 - Journal Entry		INSURANCE	INSURANCE		$14,702.19	$0.00	
52034-000 Flood Insurance					$184,075.25	$15,498.00	$0.00	$199,573.25
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593474 - Journal Entry		INSURANCE	INSURANCE		$15,498.00	$0.00	
52035-000 Directors & Officers Inc					$19,601.76	$1,781.98	$0.00	$21,383.74
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593476 - Journal Entry		INSURANCE	INSURANCE		$1,781.98	$0.00	
52036-000 Fidelity Bond					$6,386.40	$580.58	$0.00	$6,966.98
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593476 - Journal Entry		INSURANCE	INSURANCE		$580.58	$0.00	
52037-000 Auto Insurance-Master					$2,258.00	$282.25	$0.00	$2,540.25

Account					Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/31/2024	GL 593474 - Journal Entry		INSURANCE	INSURANCE		$282.25	$0.00	
52039-000 Workers Compensation					$11,051.64	$1,163.33	$0.00	$12,214.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/31/2024	GL 593474 - Journal Entry		INSURANCE	INSURANCE		$1,163.33	$0.00	
52040-000 Insurance Finance Charges					$63,054.75	$5,732.25	$0.00	$68,787.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/31/2024	GL 593474 - Journal Entry		INSURANCE	INSURANCE		$399.12	$0.00	
12/31/2024	GL 593476 - Journal Entry		INSURANCE	INSURANCE		$5,333.13	$0.00	
54050-000 Electricity					$55,369.96	$4,324.04	$0.00	$59,694.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/5/2024	AP 579483 - Hand Written Check	1	F002-22 - FPL	10/17/24 - 11/15/24		$178.36	$0.00	
12/5/2024	AP 579486 - Hand Written Check	1	F002-22 - FPL	10/17/24 - 11/15/24		$31.69	$0.00	
12/31/2024	GL 593389 - Misc Payment			FPL		$4,113.99	$0.00	
54070-000 Water & Sewer					$798,178.43	$2,115.79	$0.00	$800,294.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/30/2024	GL 593403 - Misc Payment					$2,115.79	$0.00	
54080-000 Gas/Fuel Oil					$250.33	$0.00	$0.00	$250.33
54100-000 Telephone					$4,873.14	$469.23	$0.00	$5,342.37
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/18/2024	AP 592932 - Hand Written Check	1	VER-23 - VERVE CLOUD, INC	MASTER DEC 2024		$291.03	$0.00	
12/20/2024	AP 592901 - Hand Written Check	1	AT&TMOB-20 - AT&T MOBILITY	11/28/24 - 12/27/24		$178.20	$0.00	
60013-000 Cable Television					$682,182.82	$63,803.76	$0.00	$745,986.58
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/10/2024	AP 592911 - Hand Written Check	1	HOTWIR-20 - HOTWIRE COMMUNICATIONS	DEC 2024		$63,803.76	$0.00	
60015-000 IT Support Contract					$20,023.19	$1,306.40	$0.00	$21,329.59
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
12/5/2024	AP 580691 - Enter Bills - Separate Check		M032-20 - COMPUCARE SYSTEMS INC	MASTER		$1,116.40	$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
12/19/2024	AP 585827 - Enter Bill		M032-20 - COMPUCARE SYSTEMS INC	MASTER		$190.00	$0.00	
60021-000 Drinking Water Contract					$934.36	$86.38	$0.00	$1,020.74
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/12/2024	AP 583912 - Hand Written Check	1	QUEN-20 - QUENCH USA INC	11/15/24 - 12/14/24		$86.38	$0.00	
60030-000 Photocopier Lease					$5,706.52	$0.00	$0.00	$5,706.52
60090-000 Lawn Maintenance Contract					$293,469.00	$26,679.00	$0.00	$320,148.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/5/2024	AP 580683 - Enter Bill		US LAW-20 - US LAWNS	DEC 2024		$26,679.00	$0.00	
60095-000 Lawn Pest/Rodent Control					$28,118.00	$1,250.00	$595.00	$28,773.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/5/2024	AP 580680 - Enter Bill		RIR-21 - REDLINE IGUANA REMOVAL	IGUANA REMOVAL DEC 2024		$595.00	$0.00	
12/31/2024	AP 593499 - AP Adjustment		RIR-21 - REDLINE IGUANA REMOVAL	IGUANA REMOVAL JUNE 2024		$0.00	$595.00	
12/31/2024	AP 597057 - Enter Bills - Separate Check		TOROPES-20 - TORO PEST CONTROL	RODENT MONITORING DEC 2024		$655.00	$0.00	
61020-000 Pool Chemicals Supplies					$14,871.58	$1,377.21	$0.00	$16,248.79
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/5/2024	AP 580679 - Enter Bill		P0045 - PRO-STAR POOL SUPPLIES	MASTER		$410.71	$0.00	
12/12/2024	AP 584045 - Enter Bills - Separate Check		P0045 - PRO-STAR POOL SUPPLIES	MASTER		$517.49	$0.00	
12/12/2024	AP 584048 - Enter Bills - Separate Check		P0045 - PRO-STAR POOL SUPPLIES	MASTER		$449.01	$0.00	
61045-000 Security Services					$319,586.18	$21,848.35	$0.00	$341,434.53
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/1/2024	AP 597050 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	11/25/24 - 12/01/24		$7,641.36	$0.00	
12/8/2024	AP 585848 - Enter Bill		NATSEC-21 - NATION SECURITY	12/02/24 - 12/08/24		$6,744.96	$0.00	
12/29/2024	AP 594540 - Enter Bills - Separate Check		NATSEC-21 - NATION SECURITY	12/23/24 - 12/29/24		$7,462.03	$0.00	
61055-000 Trash Removal					$321,540.78	$29,230.98	$0.00	$350,771.76
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	

Account					Balance Forward	Debits	Credits	Ending Balance
12/19/2024	AP 592912 - Hand Written Check	1	MW001-20 - MAGICWASTE	DEC 2024		$29,230.98	$0.00	
61070-000 Lake Water Treatment					$7,130.00	$713.00	$0.00	$7,843.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/5/2024	AP 580689 - Enter Bill		AQUA-22 - AQUAGENIX - DeAngelo Contracting Services	DEC 2024		$713.00	$0.00	
65010-000 Management Salaries					$67,425.41	$5,517.69	$0.00	$72,943.10
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/18/2024	GL 593416 - Journal Entry		payroll	payroll		$4,017.69	$0.00	
12/19/2024	AP 585843 - Enter Bill		ANTHO - ANTHONY NOBOA	MASTER - MANG. DEC 2024		$1,500.00	$0.00	
65011-000 On-Site Administrative Staff					$71,409.60	$5,950.80	$0.00	$77,360.40
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/6/2024	GL 582073 - Journal Entry		payroll	payroll		$2,975.40	$0.00	
12/18/2024	GL 593416 - Journal Entry		payroll	payroll		$2,975.40	$0.00	
65018-000 Maintenance Salaries					$132,289.00	$11,200.00	$0.00	$143,489.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/6/2024	GL 582073 - Journal Entry		payroll	payroll		$5,720.00	$0.00	
12/18/2024	GL 593416 - Journal Entry		payroll	payroll		$5,480.00	$0.00	
65025-000 Payroll Process Fees					$8,250.00	$750.00	$0.00	$9,000.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 599639 - Journal Entry		PAYROLL FEES	PAYROLL FEES		$750.00	$0.00	
65027-000 Payroll & Benefits - Rec Staff					$22,761.69	$2,068.26	$0.00	$24,829.95
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/6/2024	GL 582073 - Journal Entry		payroll	payroll		$665.19	$0.00	
12/18/2024	GL 593416 - Journal Entry		payroll	payroll		$1,403.07	$0.00	
65035-000 Employee Bonuses					$0.00	$5,500.00	$0.00	$5,500.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/18/2024	GL 593416 - Journal Entry		payroll	payroll		$5,500.00	$0.00	
70009-000 Insurance Settlement-Master					$3,453.04	$0.00	$0.00	$3,453.04
70032-000 R & M Clubhouse					$4,307.85	$0.00	$0.00	$4,307.85
70037-000 R&M Tennis Courts					$8,523.47	$350.00	$0.00	$8,873.47
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/5/2024	AP 580628 - Enter Bills - Separate		SILV21 - SILVA ORNAMENTAL IRON WORKS LLC.	MASTER		$350.00	$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
	Check							
70045-000 R&M Electrical					$7,987.97	$0.00	$0.00	$7,987.97
70048-000 R & M Irrigation Sprinkler					$20,505.00	$7,120.00	$0.00	$27,625.00
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/4/2024	AP 584042 - Enter Bills - Separate Check		JJES-23 - JJES SERVICES CORP., INC	MASTER - 12/04/24		$2,800.00	$0.00	
12/19/2024	AP 585829 - Enter Bill		JJES-23 - JJES SERVICES CORP., INC	MASTER - EST 3, EST 2, AND 34095		$2,070.00	$0.00	
12/31/2024	AP 594530 - Enter Bill		JJES-23 - JJES SERVICES CORP., INC	MASTER		$2,250.00	$0.00	
70065-000 R & M Golf Cart					$7,585.13	$1,034.10	$0.00	$8,619.23
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/15/2024	AP 592935 - Hand Written Check	1	YAMA21 - YAMAHA MOTOR FINANCE CORP.	DEC 2024		$1,034.10	$0.00	
70090-000 R & M Plumbing					$10,996.19	$0.00	$0.00	$10,996.19
70095-000 R&M Pool					$3,163.63	$650.00	$0.00	$3,813.63
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	AP 594531 - Enter Bill		ACE-24 - ACE POOL & SPA	MASTER		$650.00	$0.00	
70096-000 R&M-Pumps & Motors					$125.32	$0.00	$0.00	$125.32
71036-000 Landscape Replacement					$53,762.50	$4,550.00	$0.00	$58,312.50
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/5/2024	AP 580640 - Enter Bills - Separate Check		PINAR - PINAR DEL RIO LANDSCAPING LLC	MASTER		$850.00	$0.00	
12/5/2024	AP 580660 - Enter Bills - Separate Check		MSALL-20 - MS ALL SERVICES CORP	MASTER		$2,700.00	$0.00	
12/19/2024	AP 585810 - Enter Bill		MOOR-24 - MOORE MANAGEMENT SOLUTIONS LLC	MASTER		$1,000.00	$0.00	
71037-000 R&M-Fountains					$1,786.02	$27.92	$0.00	$1,813.94
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/30/2024	GL 599638 - Journal Entry		CREDIT CARD	credit card		$27.92	$0.00	
71038-000 Tree Trimming					$83,525.00	$0.00	$0.00	$83,525.00
71042-000 Security Cameras					$620.00	$0.00	$0.00	$620.00
71055-000 Drain Cleaning					$14,000.00	$0.00	$0.00	$14,000.00
71070-000 R&M-Gate Equipment					$17,436.99	$152.05	$0.00	$17,589.04
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/5/2024	AP 580677 - Enter Bill		TEMSYS-20 - TEM SYSTEMS	MASTER		$82.50	$0.00	
12/12/2024	AP 584044 - Enter Bills - Separate Check		MINUTE - MINUTEMAN PRESS OF DORAL	MASTER		$69.55	$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
71075-000 R&M-Doors & Locks					$200.00	$0.00	$0.00	$200.00
71080-000 R&M Vehicle					$705.00	$0.00	$0.00	$705.00
71090-000 Maintenance Supplies					$13,578.41	$2,499.75	$0.00	$16,078.16
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/17/2024	AP 592928 - Hand Written Check	1	HP-21 - THE HOME DEPOT	MASTER - SUPPLIES		$413.25	$0.00	
12/19/2024	AP 585846 - Enter Bill		LS-24 - LIMITLES SIGNS	MASTER		$2,086.50	$0.00	
71092-000 Janitorial Supplies					$5,645.03	$1,740.99	$0.00	$7,386.02
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/12/2024	AP 592910 - Hand Written Check	1	H028-20 - HD SUPPLY FACILITIES MAINT.	MASTER		$1,674.66	$0.00	
12/30/2024	GL 599638 - Journal Entry		CREDIT CARD	credit card		$66.33	$0.00	
71093-000 Fire Inspection					$2,621.50	$0.00	$0.00	$2,621.50
71094-000 Vandalism					$200.00	$0.00	$0.00	$200.00
71095-000 Lighting Supplies					$6,478.24	$4,866.58	$0.00	$11,344.82
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/17/2024	AP 592928 - Hand Written Check	1	HP-21 - THE HOME DEPOT	MASTER - SUPPLIES		$4,096.16	$0.00	
12/30/2024	GL 599638 - Journal Entry		CREDIT CARD	credit card		$770.42	$0.00	
80001-000 Reserves Transfers					$138,186.07	$12,562.37	$0.00	$150,748.44
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 593467 - Journal Entry		RESERVE MASTER	RESERVE		$12,562.37	$0.00	
80010-000 Reserve Interest Transfer					$7,712.19	$746.17	$0.00	$8,458.36
Date	**Source - Entry Type**	**Check#**	**Description / Vendor**	**Reference**		**Debits**	**Credits**	
12/31/2024	GL 599659 - Journal Entry		RESERVE INTERESTS TR	RESERVE INTERESTS		$746.17	$0.00	
Total:					**$0.00**	**$2,617,035.31**	**$2,617,035.31**	**$0.00**