

Mgr Approval RB

Date 10/16/19

ml

CALAIS @ PELICAN BAY

**September 30, 2019
FINANCIAL STATEMENT**

**UNAUDITED STATEMENT
PREPARED BY SOUTHWEST PROPERTY MANAGEMENT**

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CALAIS AT PELICAN BAY CONDO. ASSOC., INC.
 Balance Sheet Prepared by Southwest Prop.
 As of 09/30/19

		CURRENT ASSETS	
100	Petty Cash	\$	100.00
101	Oper/Iberia Checking		248,276.94
102	Iberia-ICS Operating		187,616.37
			\$ 435,993.31
OTHER ASSETS			
130	Prepaid Insurance	\$	131,551.49
			\$ 131,551.49
RESERVE ASSETS			
160	Reserve-MorganStanley	\$	879,375.63
			\$ 879,375.63
			\$ 1,446,920.43

LIABILITIES & FUND BALANCE

LIABILITIES			
200	Accounts Payable	\$	4,038.16
217	Prepaid Member Fees		153,772.06
260	Social Committee Funds		3.27
			\$ 157,813.49
RESERVE EQUITY			
	Reserve Equity/Fund Balance	\$	879,375.63
			\$ 879,375.63
FUND BALANCE			
390	Owners Equity(Beginning Year)	\$	495,197.34
	Surplus(Deficit) Current Period		(85,466.03)
			\$ 409,731.31
TOTAL LIAB AND FUND BALANCE			\$ 1,446,920.43

Run Date: 10/15/19
Run Time: 04:27 PM

Calais at Pelican Bay Condo. Assoc., Inc
Prepared by Southwest Property Mgmt. Corp.
Reserve Statement
As of 09/30/19

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
300 DO NOT USE	0.00	88,023.00	90,873.00	(2,850.00)
305 Reserve-General	1,211,300.27	351,359.80	690,551.80	872,108.27
374 Reserve-Gains	3,777.11	0.00	0.00	3,777.11
375 Unallocated Interest	0.00	10,142.33	0.00	10,142.33
377 MSSB Gain (Loss)	0.00	1,096.37	4,898.45	(3,802.08)
Subtotal Reserves	<u>1,215,077.38</u>	<u>450,621.50</u>	<u>786,323.25</u>	<u>879,375.63</u>
TOTAL RESERVES	<u>1,215,077.38</u>	<u>450,621.50</u>	<u>786,323.25</u>	<u>879,375.63</u> ✓

Run Date: 10/15/19
 Run Time: 04:27 PM

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.
 Income/Expense Statement
 Period: 09/01/19 to 09/30/19

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME								
00411	Maintenance Assessment	56,351.33	56,345.83	5.50	338,108.00	338,075.00	33.00	676,150.00
00412	Reserve Assessment	.00	.00	.00	122,500.00	122,500.00	.00	245,000.00
00417	Owner Late Fees & Interest	.00	.00	.00	545.15	.00	545.15	.00
00471	Application Fees	.00	.00	.00	800.00	.00	800.00	.00
00491	Operating-Interest	92.49	.00	92.49	740.86	.00	740.86	.00
	Subtotal Income	56,443.82	56,345.83	97.99	462,694.01	460,575.00	2,119.01	921,150.00
EXPENSES								
UTILITIES								
00500	Electricity	1,479.44	1,583.33	103.89	8,601.54	9,499.98	898.44	19,000.00
00504	Water/Sewer	1,938.84	3,583.33	1,644.49	19,142.44	21,499.98	2,357.54	43,000.00
00508	Refuse/Recycling	790.21	1,041.67	251.46	5,396.39	6,250.02	853.63	12,500.00
00510	Telephone	817.99	683.33	(134.66)	4,764.19	4,099.98	(664.21)	8,200.00
00511	Cell Phone	63.07	83.33	20.26	376.53	499.98	123.45	1,000.00
00520	Cable TV	.00	33.33	33.33	.00	199.98	199.98	400.00
	UTILITIES	5,089.55	7,008.32	1,918.77	38,281.09	42,049.92	3,768.83	84,100.00
BUILDING								
00600	Building Maintenance	4,569.37	4,916.67	347.30	21,889.95	29,500.02	7,610.07	59,000.00
00601	Roof Repairs	1,340.00	833.33	(506.67)	47,869.00	4,999.98	(42,869.02)	10,000.00
00608	Exercise Room	.00	41.67	41.67	.00	250.02	250.02	500.00
00611	Janitorial/Building Supplies	350.88	416.67	65.79	2,458.97	2,500.02	41.05	5,000.00
00640	Elevator	.00	3,500.00	3,500.00	23,033.21	21,000.00	(2,033.21)	42,000.00
00642	Emergency Systems	2,755.35	416.67	(2,338.68)	5,022.51	2,500.02	(2,522.49)	5,000.00
00644	Fire Equipment	.00	166.67	166.67	1,298.97	1,000.02	(298.95)	2,000.00
00660	Pool Maintenance	486.90	500.00	13.10	4,024.84	3,000.00	(1,024.84)	6,000.00
00661	Pool Heat	120.91	291.67	170.76	1,038.78	1,750.02	711.24	3,500.00
	BUILDING	9,623.41	11,083.35	1,459.94	106,636.23	66,500.10	(40,136.13)	133,000.00
GROUNDS								
00700	Landscape Contract	3,110.00	3,333.33	223.33	18,650.00	19,999.98	1,349.98	40,000.00
00702	Fert./Pest Control/Grounds	.00	833.33	833.33	25,427.47	4,999.98	(20,427.49)	10,000.00
00704	Sod/Plantings	6,242.00	1,666.67	(4,575.33)	13,346.73	10,000.02	(3,346.71)	20,000.00
00705	Mulch	.00	583.33	583.33	.00	3,499.98	3,499.98	7,000.00
00708	Irrigation Maint. Repair	5,796.11	250.00	(5,546.11)	24,139.30	1,500.00	(22,639.30)	3,000.00
00710	Tree Trimming	.00	.00	.00	11,100.00	15,000.00	3,900.00	15,000.00
00715	Grounds Maint/Holiday Decor	.00	.00	.00	3,000.00	3,000.00	.00	6,000.00
00725	Lake Maintenance	106.00	125.00	19.00	636.00	750.00	114.00	1,500.00
	GROUNDS	15,254.11	6,791.66	(8,462.45)	96,299.50	58,749.96	(37,549.54)	102,500.00

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.

Income/Expense Statement

Period: 09/01/19 to 09/30/19

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
ADMINISTRATIVE EXPENSES							
00800 Management Fees	1,800.86	1,916.67	115.81	10,805.16	11,500.02	694.86	23,000.00
00801 On-Site Personnel	11,378.71	11,416.67	37.96	71,226.49	68,500.02	(2,726.47)	137,000.00
00805 Office Expenses	56.82	491.67	434.85	3,333.31	2,950.02	(383.29)	5,900.00
00810 Application Fees	.00	83.33	83.33	400.00	499.98	99.98	1,000.00
00811 Social Activities/Website	.00	41.67	41.67	97.09	250.02	152.93	500.00
00812 Legal	.00	83.33	83.33	350.00	499.98	149.98	1,000.00
00813 Accounting	.00	.00	.00	.00	5,800.00	5,800.00	5,800.00
00816 Consulting/Professional	.00	83.33	83.33	1,000.00	499.98	(500.02)	1,000.00
00820 Fees To Division/Corp Annual	.00	.00	.00	61.25	62.00	.75	600.00
00825 Licenses & Dues	.00	.00	.00	750.00	750.00	.00	750.00
00835 Insurance	16,443.93	15,000.00	(1,443.93)	96,419.92	90,000.00	(6,419.92)	180,000.00
ADMINISTRATIVE EXPENSES	29,680.32	29,116.67	(563.65)	184,443.22	181,312.02	(3,131.20)	356,550.00
RESERVE TRANSFER							
00905 Reserve-General Fund	.00	.00	.00	122,500.00	122,500.00	.00	245,000.00
RESERVE TRANSFER	.00	.00	.00	122,500.00	122,500.00	.00	245,000.00
PELICAN BAY INCOME/EXPENSE							
00951 Pelican Bay Fees Billed	.00	.00	.00	(161,130.00)	.00	161,130.00	.00
00990 Pelican Bay Fees	615.00	.00	(615.00)	161,130.00	.00	(161,130.00)	.00
PELICAN BAY INCOME/EXPENSE	615.00	.00	(615.00)	.00	.00	.00	.00
TOTAL OPERATING EXPENSES	60,262.39	54,000.00	(6,262.39)	548,160.04	471,112.00	(77,048.04)	921,150.00
CURRENT YEAR NET INCOME (LOSS)	(3,818.57)	2,345.83	(6,164.40)	(85,466.03)	(10,537.00)	(74,929.03)	.00

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**CALAIS AT PELICAN BAY
INSURANCE SCHEDULE**

Sean Newton direct 727-450-7959

**AS OF:
Month #
4**

**SEP
2019**

ALL LINES INS 727-446-6101

<u>CO. PAID TO</u>	<u>TYPE</u>	<u>POLICY #</u>	<u>POLICY PERIOD</u>	<u>PREMIUM</u>	<u>MO EXP</u>	<u>PD TO DATE</u>	<u>#</u>	<u>EXP TO DATE</u>	<u>PPD BALANCE</u>
ALL LINES INS	PROP-WIND	ACIC	6/9/19-6/9/20	88,378.00	7,364.83	88,378.00	4	29,459.33	58,918.67
ALL LINES INS	WIND-MISC	ACIC	6/9/19-6/9/20	15,040.00	1,253.33	15,040.00	4	5,013.33	10,026.67
ALL LINES INS	GEN LIAB	MOUNT VERNON	6/9/19-6/9/20	6,996.51	583.04	6,996.51	4	2,332.17	4,664.34
ALL LINES INS	CRIME	HANOVER	6/9/19-6/9/20	1,027.00	85.58	1,027.00	4	342.33	684.67
ALL LINES INS	D & O	GREAT AMERICAN	6/9/19-6/9/20	2,267.34	188.95	2,267.34	4	755.78	1,511.56
ALL LINES INS	UMBRELLA	GREAT AMERICAN	6/9/19-6/9/20	2,525.36	210.45	2,525.36	4	841.79	1,683.57
CAIS	W/C	TBA-WC	6/9/19-6/9/20	644.00	53.67	644.00	4	214.67	429.33

Fractions only

<u>116,878.21</u>	<u>9,739.85</u>	<u>116,878.21</u>	<u>38,959.40</u>	<u>77,918.81</u>
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WRIGHT NATL	6/9/18-6/9/19	VARIED	2019-2020	80,449.00	6,704.08	80,449.00	4	26,816.33	53,632.67
BLDG A-7000	7,044.00	09-1150714382	7,821.00	80,449.00	6,704.08	80,449.00		26,816.33	53,632.67
BLDG B-7056	8,641.00	09-1150714384	9,614.00					Fractions only	\$ 0.02
BLDG C-7048	6,634.00	09-1150714385	6,698.00	197,327.21	16,443.93	197,327.21		65,775.74	131,551.49 ✓
BLDG C-GAR	5,354.00	09-1150714387	5,391.00						
BLDG D-7040	10,497.00	09-1150718420	10,609.00						
BLDG E-7032	6,634.00	09-1150714390	6,698.00						
BLDG E-GAR	5,354.00	09-1150714392	5,391.00						
BLDG F-7024	8,523.00	09-1150718437	8,546.00						
BLDG G-7016	7,044.00	09-1150714393	7,821.00						
BLDG H-7008	8,201.00	09-1150715562	8,163.00						
CLUBHOUSE	3,596.00	09-1150714395	3,697.00						
	77,522.00		80,449.00						

INCREASE

2,927.00

DATE: 10/15/19
TIME: 4:28 PM

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.
PREPAYS AS OF Sept. 30, 2019
Lot/Unit Number Sequence

PAGE 1

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
Barbara M. Davis	A104	A104	2,349.00
James O'Hara	A201	A201	2,349.00
Steven C & Grace L Sherman	A202	A202	2,349.00
Peggyann C. Klein	B103	B103	2,349.00
John & Sandra McLane	B104	B104	2,349.00
William C & Lori S Morgan	B201	B201	2,349.00
Carl & Donna Coyle	B202	B202	2,349.00
Judi L. Levin	C101	C101	2,379.00
Jean & Helen Janssen	C103	C103	2,379.00
Thomas R & Mary J Sanders	C104	C104	2,379.00
Marjorie E. Garrett Trustee	C105	C105	2,379.00
Alane Mahoney-M & Z 2017 LLC	C203	C203	2,379.00
Marilyn Jean Pethel	C304	C304	2,379.00
Alan R. & Helene J. Gordon	C305	C305	2,379.00
Ronald & Virginia Masnicki	D102	D102	2,379.00
James Zurcher & Diane Hashim	D105	D105	2,379.00
Bruce D & Judith R Godfrey	D201	D201	2,379.00
R. Lane Blackburn Trust	D202	D202	2,379.00
Philip & Julia Wade	D203	D203	2,379.00
Kathleen L. Moore	D204	D204	2,379.00
John & Winifred Torrente	D205	D205	2,379.00
Patricia L Hagen	D301	D301	2,379.00
Kevin P & Martha H Phillips	D302	D302	2,379.00
Sara S. Doan, TTE	D304	D304	2,379.00
Leon & Leona Boltuch, TTEE	D305	D305	2,379.00
Colin A Colleen M Hutt	D401	D401	2,379.00
Carole H Linden TTE	D402	D402	2,379.00
David F & Elizabeth C Smith	D501	D501	2,379.00
James & Suzanne Garry	D502	D502	2,363.00
Diane M. O'Connor	E101	E101	2,379.00
Gay S. Pepper	E104	E104	2,379.00
David Z Friedberg	E105	E105	2,379.00
Laura W. Dausman	E202	E202	2,379.00
Thomas & Kristen Czarnecki	E203	E203	2,379.00
Joseph & Jean Alice Reiser	E204	E204	2,379.00
John J & Janice A Johnson	E205	E205	2,379.00
Kathryn E. Helm	E303	E303	2,379.00
Philip & Ellen Mooney	E304	E304	2,379.00
Kathleen & Scott Haskell	F104	F104	140.00
Thomas A Amato	F105	F105	2,379.00
Robert J Thomas	F201	F201	2,379.00
Robert & Laura Gerstemeier, TT	F301	F301	2,379.00
Jean H. Cortes	F303	F303	2,379.00
Dilita Rodriguez	F401	F401	1,764.00

DATE: 10/15/19
TIME: 4:28 PM

CALAIS AT PELICAN BAY CONDO. ASSOC., INC.
PREPAYS AS OF Sept. 30, 2019
Lot/Unit Number Sequence

PAGE 2

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
John & Irene Della Donna	F402	F402	2,379.00
Robert & Judith Scheideler	F404	F404	2,379.00
Walter B Sinnott	F405	F405	2,379.00
Daniel & Marialice Mulhern	F502	F502	2,379.00
Darrell W & Mary E Christian	F504	F504	2,379.00
Richard & Karen Dutchman	G102	G102	2,349.00
Joan M Yaremy	G103	G103	2,349.00
William & Judith C Lewis TTE	G104	G104	2,349.00
Donna or Stephen Valentine	G202	G202	2,349.00
Constance Messner	G203	G203	2,412.00
Steven J. & Susan M Zub, TTE	G204	G204	2,349.00
Mark G. & Jeannine C. Pautler	H103	H103	2,379.00
Charles & Michele Wesonig	H104	H104	2,379.00
Ronald & Mary Bluestein	H202	H202	2,379.00
Donald F. Koch	H204	H204	2,379.00
Richard F McAdoo Trust	H205	H205	2,379.00
Paul Murdock & Deborah Roncari	H301	H301	2,379.00
Noreen M. Morrell	H402	H402	2,379.00
James M & Angela Scott, Sr.	H405	H405	2,379.00
Anthony & Consolata Apuzzo	H501	H501	2,334.06
John & Sally McClure	H502	H502	2,379.00
Rannells Bauman	H503	H503	2,379.00
TOTAL HOMES: 66 TOTAL PREPAYS			153,772.06
TOTAL DISTR: PP			153,772.06 ✓

-- End of report --

A G E D A C C O U N T S P A Y A B L E S U M M A R Y

Starting vendor: "First"

Ending vendor: "Last"

Cut off date: 09/30/19

Vendor Contact	Phone	Current	31-60	61-90	Over 90
AUTHENTIC LAWN MAINTENANCE INC KEVIN		1,894.00	.00	.00	.00
CROWTHER ROOFING Jean McCarthy	239-337-1300	1,340.00	.00	.00	.00
DONALD CRAIG ELECTRIC INC		173.24	.00	.00	.00
FIRST CLASS AIR CONDITIONING 800-226-4864		630.92	.00	.00	.00
	Totals:	4,038.16	.00	.00	.00
	Grand total:	4,038.16 ✓			

-- End of report --

CASH DISBURSEMENTS

Starting Check Date: 9/01/19 Cash Account #: "All"

Ending Check Date: 9/30/19

Check Date	Check #	Vend #	Name	Check Amount	Reference		
Cash account #:		101	Oper/Iberia Checking				
9/03/19	100079	NPC	NASSAU POOLS CONSTRUCTION INC	1,483.99			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	9561	305110	7/31/19	660	8/28/19	104.95	HEATER VALVE LEAK
	9562	307081	8/08/19	660	8/08/19	551.20	LEAK CHECK
	9563	307275	8/14/19	660	8/14/19	827.84	REPAIRS

Totals:						1,483.99	
9/03/19	100080	FIRSTC	FIRST CLASS AIR CONDITIONING	1,599.40			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	9559	S44919	8/29/19	600	8/29/19	763.62	WARR COND COIL
	9560	S44446	8/14/19	600	8/14/19	835.78	REPLACED ARMOFLEX

Totals:						1,599.40	
9/03/19	100081	PBF	PELICAN BAY FOUNDATION, INC.	3,690.00	PAY 6 2ND QTR		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	9567	060319-3000	6/03/19	990	8/23/19	3,690.00	PAY 6 2ND QTR
9/03/19	100082	THYSSE	THYSSEN KRUPP ELEVATOR	450.00	BAL DUE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	9566	3004671484-1	7/01/19	640	8/17/19	450.00	BAL DUE
9/03/19	100083	AUTHEN	AUTHENTIC LAWN MAINTENANCE INC	2,045.00	PLANT TREES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	9558	6559	8/20/19	704	8/20/19	2,045.00	PLANT TREES
9/03/19	100084	PEST	PESTMAX CONTROL SOLUTIONS	805.00			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	9564	79521	8/23/19	702	8/23/19	125.00	AUG MO. SERVICE
	9565	80032	8/23/19	702	8/23/19	680.00	AUG MO. SERVICE

Totals:						805.00	
9/05/19	100085	ECOLO	ALL READY CHUTE, INC.	210.00	SEPT MO. SERVICE		

CASH DISBURSEMENTS

Starting Check Date: 9/01/19 Cash Account #: "All"
 Ending Check Date: 9/30/19

Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		9568	32865	9/01/19	611	9/01/19	210.00	SEPT MO. SERVICE	
9/05/19	100086	NPC	NASSAU POOLS CONSTRUCTION INC				335.00	SEPT MO. SERVICE	
		9570	307689	8/25/19	660	9/01/19	335.00	SEPT MO. SERVICE	
9/05/19	100087	BENHA	BENHAM SAFETY				2,755.35	MAR,APR,JUNE, JULY	
		9569	5275223	9/01/19	642	9/01/19	2,755.35	MAR,APR,JUNE, JULY	
9/06/19	100088	SW	SOUTHWEST PROPERTY MANAGEMENT				13,179.57		
		9571	938	9/01/19	800	9/01/19	1,800.86	SEPT MGT FEES	
		9572	716	9/03/19	801	9/03/19	5,025.08	SEPT WAGES	
		9573	715	9/03/19	801	9/03/19	6,353.63	SEPT WAGES	
		-----						Totals:	13,179.57
9/10/19	100089	DALTON	DAVE DALTON SPRINKLER SYS INC				4,824.12		
		9578	5702	6/02/19	708	9/05/19	404.19	REM TRUNK/REPLACE HEADS	
		9579	5769	8/26/19	708	8/26/19	4,419.93	RELOCATE SPRINKLERS	
		-----						Totals:	4,824.12
9/10/19	100090	AELEC	ACCURATE ELECTRONICS INC				400.54	QTRLY SPRINKLER INSPECT	
		9575	4412	8/15/19	642	8/30/19	400.54	QTRLY SPRINKLER INSPECT	
9/10/19	100091	AMAIN	AUTHENTIC MAINTENANCE INC				1,900.00	50% DEP PRESSURE CLEAN	
		9576	768	8/27/19	600	9/01/19	1,900.00	50% DEP PRESSURE CLEAN	
9/10/19	100092	BENHA	BENHAM SAFETY				665.00	ANN FIRE PUMP INSPECTION	
		9577	4051	7/11/19	642	8/01/19	665.00	ANN FIRE PUMP INSPECTION	
9/10/19	100093	LAKEDO	LAKE DOCTORS, INC				106.00	SEPT MO. SERVICE	

CASH DISBURSEMENTS

Starting Check Date: 9/01/19 Cash Account #: "All"

Ending Check Date: 9/30/19

Check Date	Check #	Vend #	Name	Check Amount	Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		9580	451306	9/01/19	725	9/01/19	106.00	SEPT MO. SERVICE
9/19/19	100094	DALTON	DAVE DALTON SPRINKLER SYS INC	508.96				REPLACE HEADS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		9582	5774	9/01/19	708	9/01/19	508.96	REPLACE HEADS
9/19/19	100095	FIRSTC	FIRST CLASS AIR CONDITIONING	158.85				REPAIR 1ST POUND
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		9583	845132	9/10/19	600	9/10/19	158.85	REPAIR 1ST POUND
9/23/19	100096	DALTON	DAVE DALTON SPRINKLER SYS INC	4,632.64				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		9584	5770	8/26/19	708	9/01/19	1,979.99	repaired heads
		9585	5788	9/08/19	708	9/08/19	2,652.65	replaced 50 heads

						Totals:	4,632.64	
9/23/19	100097	RICHM	RICH MEYER - PETTY CASH	58.95				REIMB PETTY CASH
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		9586	811	9/12/19	611	9/12/19	58.95	REIMB PETTY CASH
9/24/19	100098	SHERWI	SHERWIN WILLIAMS CO	116.43				PAINT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		9589	2772-3	9/13/19	600	9/13/19	116.43	PAINT
9/24/19	100099	AUTHEN	AUTHENTIC LAWN MAINTENANCE INC	3,960.00				SEPT MO. SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		9588	6567	9/10/19	700	9/10/19	3,110.00	SEPT MO. SERVICE
		9588	6567	9/10/19	600	9/10/19	850.00	

						Totals:	3,960.00	
9/24/19	100100	A LOCK	A LOCKSMITH, INC	272.85				broken latch on lobby
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		9587	091319-	9/13/19	600	9/13/19	272.85	broken latch on lobby
9/25/19	4092	PBF	PELICAN BAY FOUNDATION, INC.	615.00				JULY H501

CASH DISBURSEMENTS

Starting Check Date: 9/01/19 Cash Account #: "All"
 Ending Check Date: 9/30/19

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		9590	092519	9/25/19	990	9/25/19	615.00	JULY H501
9/27/19	100101	DALTON	DAVE DALTON SPRINKLER SYS INC			250.32		REPLACED HEADS/POP UPS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		9592	5792	9/14/19	708	9/14/19	250.32	REPLACED HEADS/POP UPS
9/27/19	100102	AUTHEN	AUTHENTIC LAWN MAINTENANCE INC			4,348.00		NEW PLANTS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		9591	6585	9/18/19	704	9/18/19	4,348.00	NEW PLANTS
				Totals:		49,370.97		
Cash account #:		160	Reserve-MorganStanley					
9/10/19	1409	ELIASB	ELIAS BROTHER GROUP PAINTING			2,850.00		REMOVE POOL FENCE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		9574	11813	9/10/19	300	9/10/19	2,850.00	REMOVE POOL FENCE
9/19/19	1410	ELIASB	ELIAS BROTHER GROUP PAINTING			37,653.60		Final project #19.9204
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		9581	11812	9/19/19	305	9/19/19	37,653.60	Final project #19.9204
				Totals:		40,503.60		

-- End of report --

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 09/01/19
Ending date: 09/30/19

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
100	Petty Cash	100.00	.00	.00	.00	100.00
101	Oper/Iberia Checking	147,680.10	155,936.00	55,339.16	100,596.84	248,276.94

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/03/19	AP0098	100079		1,483.99	NASSAU POOLS CONSTRUCTION	HEATER VALVE LEAK
09/03/19	AP0098	100080		1,599.40	FIRST CLASS AIR CONDITION	WARR COND COIL
09/03/19	AP0098	100081		3,690.00	PELICAN BAY FOUNDATION,IN	PAY 6 2ND QTR
09/03/19	AP0098	100082		450.00	THYSSEN KRUPP ELEVATOR	BAL DUE
09/03/19	AP0098	100083		2,045.00	AUTHENTIC LAWN MAINTENANC	PLANT TREES
09/03/19	AP0098	100084		805.00	PESTMAX CONTROL SOLUTIONS	AUG MO. SERVICE
09/03/19	AR0000	AR04	2,349.00		Owner Cash Receipts	
09/05/19	AP0098	100085		210.00	ALL READY CHUTE, INC.	SEPT MO. SERVICE
09/05/19	AP0098	100086		335.00	NASSAU POOLS CONSTRUCTION	SEPT MO. SERVICE
09/05/19	AP0098	100087		2,755.35	BENHAM SAFETY	MAR,APR,JUNE, JULY
09/06/19	AP0098	100088		13,179.57	SOUTHWEST PROPERTY MANAGE	SEPT MGT FEES
09/10/19	AP0098	100089		4,824.12	DAVE DALTON SPRINKLER SYS	REM TRUNK/REPLACE HEADS
09/10/19	AP0098	100090		400.54	ACCURATE ELECTRONICS INC	QTRLY SPRINKLER INSPECT
09/10/19	AP0098	100091		1,900.00	AUTHENTIC MAINTENANCE INC	50% DEP PRESSURE CLEAN
09/10/19	AP0098	100092		665.00	BENHAM SAFETY	ANN FIRE PUMP INSPECTION
09/10/19	AP0098	100093		106.00	LAKE DOCTORS, INC	SEPT MO. SERVICE
09/10/19	AR0000	AR04	2,349.00		Owner Cash Receipts	
09/11/19	AR0000	AR04	9,486.00		Owner Cash Receipts	
09/13/19	AR0000	AR04	14,244.00		Owner Cash Receipts	
09/16/19	AR0000	AR04	18,972.00		Owner Cash Receipts	
09/16/19	AR0000	AR04	2,370.00		Owner Cash Receipts	
09/17/19	AR0000	AR04	16,653.00		Owner Cash Receipts	
09/18/19	AR0000	AR04	2,379.00		Owner Cash Receipts	
09/18/19	AR0000	AR04	9,408.00		Owner Cash Receipts	
09/19/19	AP0098	100094		508.96	DAVE DALTON SPRINKLER SYS	REPLACE HEADS
09/19/19	AP0098	100095		158.85	FIRST CLASS AIR CONDITION	REPAIR 1ST POUND
09/19/19	AR0000	AR04	23,760.00		Owner Cash Receipts	
09/23/19	AP0098	100096		4,632.64	DAVE DALTON SPRINKLER SYS	repaired heads
09/23/19	AP0098	100097		58.95	RICH MEYER - PETTY CASH	REIMB PETTY CASH
09/23/19	AR0000	AR04	7,091.00		Owner Cash Receipts	
09/24/19	AP0098	100098		116.43	SHERWIN WILLIAMS CO	PAINT
09/24/19	AP0098	100099		3,960.00	AUTHENTIC LAWN MAINTENANC	SEPT MO. SERVICE
09/24/19	AP0098	100100		272.85	A LOCKSMITH, INC	broken latch on lobby
09/24/19	AR0000	AR04	14,274.00		Owner Cash Receipts	
09/25/19	AP6144	4092		615.00	PELICAN BAY FOUNDATION,IN	JULY H501
09/25/19	AR0000	AR04	7,107.00		Owner Cash Receipts	
09/26/19	AR0000	AR04	1,764.00		Owner Cash Receipts	
09/27/19	AP0098	100101		250.32	DAVE DALTON SPRINKLER SYS	REPLACED HEADS/POP UPS
09/27/19	AP0098	100102		4,348.00	AUTHENTIC LAWN MAINTENANC	NEW PLANTS
09/27/19	AR0000	AR04	7,107.00		Owner Cash Receipts	
09/29/19	AR0000	AR04	2,379.00		Owner Cash Receipts	
09/30/19	AR0000	AR04	14,244.00		Owner Cash Receipts	
09/30/19	RJ0011	RJ011		1,479.44	FPL-AUTOPAY	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/30/19	RJ0013	RJ013		1,938.84	MNTHLY WATER/SEWER	
09/30/19	RJ0016	RJ016		790.21	WASTE MGMT-TRASH/RECYCLE	
09/30/19	RJ0017	RJ017		719.94	CENTURYLINK-AUTOPAY	
09/30/19	RJ0020	RJ020		49.89	INFINITE ENERGY-AUTOPAY	
09/30/19	RJ0021	RJ021		63.07	MONTHLY CELL PHONE	
09/30/19	RJ0023	RJ023		71.02	TECO GAS-AUTOPAY	
09/30/19	RJ0024	RJ024		98.05	SUMMIT - AUTOPAY	
09/30/19	RJ0027	GJ027		544.87	HOME DEPOT-ONLINE PAY	
09/30/19	RJ0028	RJ028		212.86	IBERIA CREDIT-AUTOPAY	

102	Iberia-ICS Operating	187,523.88	92.49	.00	92.49	187,616.37
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/30/19	RJ0019	RJ019	92.49		MONTHLY OPER INTEREST	

103	Iberia-OP Trsf-AP	.00	.00	.00	.00	.00
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109	Due To/From Reserves	.00	.00	.00	.00	.00
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111	A/R Maintenance	1,764.00	.00	1,764.00	1,764.00CR	.00
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/19/19	AR0000	AR04		1,764.00	Owner Cash Receipts	

113	A/R Pelican Bay Foundation Fee	615.00	.00	615.00	615.00CR	.00
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/19/19	AR0000	AR04		615.00	Owner Cash Receipts	

117	A/R Late Fees & Interest	44.94	.00	44.94	44.94CR	.00
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/19/19	AR0000	AR04		44.94	Owner Cash Receipts	

130	Prepaid Insurance	147,995.42	.00	16,443.93	16,443.93CR	131,551.49
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/30/19	RJ0002	RJ002		16,443.93	MONTHLY INSURANCE EXP	

135	Prepaid Expenses	.00	.00	.00	.00	.00
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136	Pre-entered Reserves	.00	.00	.00	.00	.00
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140	Prepaid Income Tax	.00	.00	.00	.00	.00
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160	Reserve-MorganStanley	919,432.80	734.30	40,791.47	40,057.17CR	879,375.63
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
09/10/19	AP6137	1409		2,850.00	ELIAS BROTHER GROUP PAINT	REMOVE POOL FENCE
09/19/19	AP6141	1410		37,653.60	ELIAS BROTHER GROUP PAINT	Final project #19.9204
09/30/19	RJ0018	RJ18	734.30		MONTHLY RES INTEREST	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/19 RJ0018 RJ18 287.87 CHANGE IN VALUE					
161	Pre-entered Reserves	.00	.00	.00	.00	.00
169	Due To/From Operating	.00	.00	.00	.00	.00
200	Accounts Payable	15,558.86CR	89,874.57	78,353.87	11,520.70	4,038.16CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/01/19 AP0099 VH9568 210.00 ALL READY CHUTE, INC. SEPT MO. SERVICE					
	09/01/19 AP0099 VH9569 2,755.35 BENHAM SAFETY MAR,APR,JUNE, JULY					
	09/01/19 AP0099 VH9570 335.00 NASSAU POOLS CONSTRUCTION SEPT MO. SERVICE					
	09/01/19 AP0099 VH9571 1,800.86 SOUTHWEST PROPERTY MANAGE SEPT MGT FEES					
	09/01/19 AP0099 VH9576 1,900.00 AUTHENTIC MAINTENANCE INC 50% DEP PRESSURE CLEAN					
	09/01/19 AP0099 VH9580 106.00 LAKE DOCTORS, INC SEPT MO. SERVICE					
	09/01/19 AP0099 VH9582 508.96 DAVE DALTON SPRINKLER SYS REPLACE HEADS					
	09/01/19 AP0099 VH9584 1,979.99 DAVE DALTON SPRINKLER SYS repaired heads					
	09/03/19 AP0098 100079 1,483.99 NASSAU POOLS CONSTRUCTION HEATER VALVE LEAK					
	09/03/19 AP0098 100080 1,599.40 FIRST CLASS AIR CONDITION WARR COND COIL					
	09/03/19 AP0098 100081 3,690.00 PELICAN BAY FOUNDATION,IN PAY 6 2ND QTR					
	09/03/19 AP0098 100082 450.00 THYSSEN KRUPP ELEVATOR BAL DUE					
	09/03/19 AP0098 100083 2,045.00 AUTHENTIC LAWN MAINTENANC PLANT TREES					
	09/03/19 AP0098 100084 805.00 PESTMAX CONTROL SOLUTIONS AUG MO. SERVICE					
	09/03/19 AP0099 VH9572 5,025.08 SOUTHWEST PROPERTY MANAGE SEPT WAGES					
	09/03/19 AP0099 VH9573 6,353.63 SOUTHWEST PROPERTY MANAGE SEPT WAGES					
	09/05/19 AP0098 100085 210.00 ALL READY CHUTE, INC. SEPT MO. SERVICE					
	09/05/19 AP0098 100086 335.00 NASSAU POOLS CONSTRUCTION SEPT MO. SERVICE					
	09/05/19 AP0098 100087 2,755.35 BENHAM SAFETY MAR,APR,JUNE, JULY					
	09/05/19 AP0099 VH9578 404.19 DAVE DALTON SPRINKLER SYS REM TRUNK/REPLACE HEADS					
	09/06/19 AP0098 100088 13,179.57 SOUTHWEST PROPERTY MANAGE SEPT MGT FEES					
	09/08/19 AP0099 VH9585 2,652.65 DAVE DALTON SPRINKLER SYS replaced 50 heads					
	09/10/19 AP0098 100089 4,824.12 DAVE DALTON SPRINKLER SYS REM TRUNK/REPLACE HEADS					
	09/10/19 AP0098 100090 400.54 ACCURATE ELECTRONICS INC QTRLY SPRINKLER INSPECT					
	09/10/19 AP0098 100091 1,900.00 AUTHENTIC MAINTENANCE INC 50% DEP PRESSURE CLEAN					
	09/10/19 AP0098 100092 665.00 BENHAM SAFETY ANN FIRE PUMP INSPECTION					
	09/10/19 AP0098 100093 106.00 LAKE DOCTORS, INC SEPT MO. SERVICE					
	09/10/19 AP0099 VH9583 158.85 FIRST CLASS AIR CONDITION REPAIR 1ST POUND					
	09/10/19 AP0099 VH9588 3,960.00 AUTHENTIC LAWN MAINTENANC SEPT MO. SERVICE					
	09/10/19 AP6136 VH9574 2,850.00 ELIAS BROTHER GROUP PAINT REMOVE POOL FENCE					
	09/10/19 AP6137 1409 2,850.00 ELIAS BROTHER GROUP PAINT REMOVE POOL FENCE					
	09/12/19 AP0099 VH9586 58.95 RICH MEYER - PETTY CASH REIMB PETTY CASH					
	09/13/19 AP0099 VH9587 272.85 A LOCKSMITH, INC broken latch on lobby					
	09/13/19 AP0099 VH9589 116.43 SHERWIN WILLIAMS CO PAINT					
	09/14/19 AP0099 VH9592 250.32 DAVE DALTON SPRINKLER SYS REPLACED HEADS/POP UPS					
	09/18/19 AP0099 VH9591 4,348.00 AUTHENTIC LAWN MAINTENANC NEW PLANTS					
	09/19/19 AP0098 100094 508.96 DAVE DALTON SPRINKLER SYS REPLACE HEADS					
	09/19/19 AP0098 100095 158.85 FIRST CLASS AIR CONDITION REPAIR 1ST POUND					
	09/19/19 AP6140 VH9581 37,653.60 ELIAS BROTHER GROUP PAINT Final project #19.9204					
	09/19/19 AP6141 1410 37,653.60 ELIAS BROTHER GROUP PAINT Final project #19.9204					
	09/20/19 AP0099 VH9593 1,340.00 CROWTHER ROOFING Roof repair bldg A #204					
	09/23/19 AP0098 100096 4,632.64 DAVE DALTON SPRINKLER SYS repaired heads					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/23/19 AP0098 100097 58.95 RICH MEYER - PETTY CASH REIMB PETTY CASH					
	09/23/19 AP0099 VH9594 630.92 FIRST CLASS AIR CONDITION DIAGNOSTIC					
	09/24/19 AP0098 100098 116.43 SHERWIN WILLIAMS CO PAINT					
	09/24/19 AP0098 100099 3,960.00 AUTHENTIC LAWN MAINTENANC SEPT MO. SERVICE					
	09/24/19 AP0098 100100 272.85 A LOCKSMITH, INC broken latch on lobby					
	09/25/19 AP0099 VH9599 173.24 DONALD CRAIG ELECTRIC INC 2 PHOTOCELLS					
	09/25/19 AP6143 VH9590 615.00 PELICAN BAY FOUNDATION,IN JULY H501					
	09/25/19 AP6144 4092 615.00 PELICAN BAY FOUNDATION,IN JULY H501					
	09/27/19 AP0098 100101 250.32 DAVE DALTON SPRINKLER SYS REPLACED HEADS/POP UPS					
	09/27/19 AP0098 100102 4,348.00 AUTHENTIC LAWN MAINTENANC NEW PLANTS					
	09/30/19 AP0099 VH9595 1,894.00 AUTHENTIC LAWN MAINTENANC NEW TREES					
201	Accrued Expenses	.00	.00	.00	.00	.00
205	Income Tax Payable	.00	.00	.00	.00	.00
217	Prepaid Member Fees	260.00CR	.00	153,512.06	153,512.06CR	153,772.06CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/03/19 AR0000 AR04 2,349.00 Owner Cash Receipts					
	09/10/19 AR0000 AR04 2,349.00 Owner Cash Receipts					
	09/11/19 AR0000 AR04 9,486.00 Owner Cash Receipts					
	09/13/19 AR0000 AR04 14,244.00 Owner Cash Receipts					
	09/16/19 AR0000 AR04 18,972.00 Owner Cash Receipts					
	09/16/19 AR0000 AR04 2,370.00 Owner Cash Receipts					
	09/17/19 AR0000 AR04 16,653.00 Owner Cash Receipts					
	09/18/19 AR0000 AR04 2,379.00 Owner Cash Receipts					
	09/18/19 AR0000 AR04 9,408.00 Owner Cash Receipts					
	09/19/19 AR0000 AR04 21,336.06 Owner Cash Receipts					
	09/23/19 AR0000 AR04 7,091.00 Owner Cash Receipts					
	09/24/19 AR0000 AR04 14,274.00 Owner Cash Receipts					
	09/25/19 AR0000 AR04 7,107.00 Owner Cash Receipts					
	09/26/19 AR0000 AR04 1,764.00 Owner Cash Receipts					
	09/27/19 AR0000 AR04 7,107.00 Owner Cash Receipts					
	09/29/19 AR0000 AR04 2,379.00 Owner Cash Receipts					
	09/30/19 AR0000 AR04 14,244.00 Owner Cash Receipts					
239	Deferred/Earned Income	56,351.33CR	56,351.33	.00	56,351.33	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/19 RJ0010 RJ010 56,351.33 MTHLY INCOME FRM DEFERRED					
260	Social Committee Funds	3.27CR	.00	.00	.00	3.27CR
300	DO NOT USE	.00	2,850.00	.00	2,850.00	2,850.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/10/19 AP6136 VH9574 2,850.00 ELIAS BROTHER GROUP PAINT REMOVE POOL FENCE					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
305	Reserve-General	909,761.87CR	37,653.60	.00	37,653.60	872,108.27CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/19/19 AP6140 VH9581 37,653.60 ELIAS BROTHER GROUP PAINT Final project #19.9204					
374	Reserve-Gains	3,777.11CR	.00	.00	.00	3,777.11CR
375	Unallocated Interest	9,408.03CR	.00	734.30	734.30CR	10,142.33CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/19 RJ0018 RJ18 734.30 MONTHLY RES INTEREST					
377	MSSB Gain (Loss)	3,514.21	287.87	.00	287.87	3,802.08
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/19 RJ0018 RJ18 287.87 CHANGE IN VALUE					
390	Owners Equity(Beginning Year)	495,197.34CR	.00	.00	.00	495,197.34CR
411	Maintenance Assessment	281,756.67CR	.00	56,351.33	56,351.33CR	338,108.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/19 RJ0010 RJ010 56,351.33 MTHLY INCOME FRM DEFERRED					
412	Reserve Assessment	122,500.00CR	.00	.00	.00	122,500.00CR
417	Owner Late Fees & Interest	545.15CR	.00	.00	.00	545.15CR
471	Application Fees	800.00CR	.00	.00	.00	800.00CR
491	Operating-Interest	648.37CR	.00	92.49	92.49CR	740.86CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/19 RJ0019 RJ019 92.49 MONTHLY OPER INTEREST					
500	Electricity	7,122.10	1,479.44	.00	1,479.44	8,601.54
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/19 RJ0011 RJ011 1,479.44 FPL-AUTOPAY					
504	Water/Sewer	17,203.60	1,938.84	.00	1,938.84	19,142.44
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/19 RJ0013 RJ013 1,938.84 MNTHLY WATER/SEWER					
508	Refuse/Recycling	4,606.18	790.21	.00	790.21	5,396.39
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/19 RJ0016 RJ016 790.21 WASTE MGMT-TRASH/RECYCLE					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
510	Telephone	3,946.20	817.99	.00	817.99	4,764.19
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/19 RJ0017 RJ017 719.94 CENTURYLINK-AUTOPAY					
	09/30/19 RJ0024 RJ024 98.05 SUMMIT - AUTOPAY					
511	Cell Phone	313.46	63.07	.00	63.07	376.53
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/19 RJ0021 RJ021 63.07 MONTHLY CELL PHONE					
600	Building Maintenance	17,320.58	4,569.37	.00	4,569.37	21,889.95
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/01/19 AP0099 VH9576 1,900.00 AUTHENTIC MAINTENANCE INC 50% DEP PRESSURE CLEAN					
	09/10/19 AP0099 VH9583 158.85 FIRST CLASS AIR CONDITION REPAIR 1ST POUND					
	09/10/19 AP0099 VH9588 850.00 AUTHENTIC LAWN MAINTENANC SEPT MO. SERVICE					
	09/13/19 AP0099 VH9587 272.85 A LOCKSMITH, INC broken latch on lobby					
	09/13/19 AP0099 VH9589 116.43 SHERWIN WILLIAMS CO PAINT					
	09/23/19 AP0099 VH9594 630.92 FIRST CLASS AIR CONDITION DIAGNOSTIC					
	09/25/19 AP0099 VH9599 173.24 DONALD CRAIG ELECTRIC INC 2 PHOTOCELLS					
	09/30/19 RJ0027 GJ027 454.24 HOME DEPOT-ONLINE PAY					
	09/30/19 RJ0028 RJ028 12.84 IBERIA CREDIT-AUTOPAY					
601	Roof Repairs	46,529.00	1,340.00	.00	1,340.00	47,869.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/20/19 AP0099 VH9593 1,340.00 CROWTHER ROOFING Roof repair bldg A #204					
611	Janitorial/Building Supplies	2,108.09	350.88	.00	350.88	2,458.97
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/01/19 AP0099 VH9568 210.00 ALL READY CHUTE, INC. SEPT MO. SERVICE					
	09/12/19 AP0099 VH9586 58.95 RICH MEYER - PETTY CASH REIMB PETTY CASH					
	09/30/19 RJ0027 GJ027 72.01 HOME DEPOT-ONLINE PAY					
	09/30/19 RJ0028 RJ028 9.92 IBERIA CREDIT-AUTOPAY					
640	Elevator	23,033.21	.00	.00	.00	23,033.21
642	Emergency Systems	2,267.16	2,755.35	.00	2,755.35	5,022.51
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/01/19 AP0099 VH9569 2,755.35 BENHAM SAFETY MAR, APR, JUNE, JULY					
644	Fire Equipment	1,298.97	.00	.00	.00	1,298.97
660	Pool Maintenance	3,537.94	486.90	.00	486.90	4,024.84
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/01/19 AP0099 VH9570 335.00 NASSAU POOLS CONSTRUCTION SEPT MO. SERVICE					
	09/30/19 RJ0028 RJ028 151.90 IBERIA CREDIT-AUTOPAY					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
661	Pool Heat	917.87	120.91	.00	120.91	1,038.78
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/19 RJ0020 RJ020 49.89 INFINITE ENERGY-AUTOPAY					
	09/30/19 RJ0023 RJ023 71.02 TECO GAS-AUTOPAY					
700	Landscape Contract	15,540.00	3,110.00	.00	3,110.00	18,650.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/10/19 AP0099 VH9588 3,110.00 AUTHENTIC LAWN MAINTENANC SEPT MO. SERVICE					
702	Fert./Pest Control/Grounds	25,427.47	.00	.00	.00	25,427.47
704	Sod/Plantings	7,104.73	6,242.00	.00	6,242.00	13,346.73
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/18/19 AP0099 VH9591 4,348.00 AUTHENTIC LAWN MAINTENANC NEW PLANTS					
	09/30/19 AP0099 VH9595 1,894.00 AUTHENTIC LAWN MAINTENANC NEW TREES					
708	Irrigation Maint. Repair	18,343.19	5,796.11	.00	5,796.11	24,139.30
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/01/19 AP0099 VH9582 508.96 DAVE DALTON SPRINKLER SYS REPLACE HEADS					
	09/01/19 AP0099 VH9584 1,979.99 DAVE DALTON SPRINKLER SYS repaired heads					
	09/05/19 AP0099 VH9578 404.19 DAVE DALTON SPRINKLER SYS REM TRUNK/REPLACE HEADS					
	09/08/19 AP0099 VH9585 2,652.65 DAVE DALTON SPRINKLER SYS replaced 50 heads					
	09/14/19 AP0099 VH9592 250.32 DAVE DALTON SPRINKLER SYS REPLACED HEADS/POP UPS					
710	Tree Trimming	11,100.00	.00	.00	.00	11,100.00
715	Grounds Maint/Holiday Decor	3,000.00	.00	.00	.00	3,000.00
725	Lake Maintenance	530.00	106.00	.00	106.00	636.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/01/19 AP0099 VH9580 106.00 LAKE DOCTORS, INC SEPT MO. SERVICE					
800	Management Fees	9,004.30	1,800.86	.00	1,800.86	10,805.16
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/01/19 AP0099 VH9571 1,800.86 SOUTHWEST PROPERTY MANAGE SEPT MGT FEES					
801	On-Site Personnel	59,847.78	11,378.71	.00	11,378.71	71,226.49
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/03/19 AP0099 VH9572 5,025.08 SOUTHWEST PROPERTY MANAGE SEPT WAGES					
	09/03/19 AP0099 VH9573 6,353.63 SOUTHWEST PROPERTY MANAGE SEPT WAGES					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
805	Office Expenses	3,276.49	56.82	.00	56.82	3,333.31
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/19 RJ0027 GJ027 18.62 HOME DEPOT-ONLINE PAY					
	09/30/19 RJ0028 RJ028 38.20 IBERIA CREDIT-AUTO PAY					
810	Application Fees	400.00	.00	.00	.00	400.00
811	Social Activities/Website	97.09	.00	.00	.00	97.09
812	Legal	350.00	.00	.00	.00	350.00
816	Consulting/Professional	1,000.00	.00	.00	.00	1,000.00
820	Fees To Division/Corp Annual	61.25	.00	.00	.00	61.25
825	Licenses & Dues	750.00	.00	.00	.00	750.00
835	Insurance	79,975.99	16,443.93	.00	16,443.93	96,419.92
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/19 RJ0002 RJ002 16,443.93 MONTHLY INSURANCE EXP					
841	DO NOT USE	.00	.00	.00	.00	.00
905	Reserve-General Fund	122,500.00	.00	.00	.00	122,500.00
951	Pelican Bay Fees Billed	161,130.00CR	.00	.00	.00	161,130.00CR
990	Pelican Bay Fees	160,515.00	615.00	.00	615.00	161,130.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/25/19 AP6143 VH9590 615.00 PELICAN BAY FOUNDATION, IN JULY H501					
Grand totals:		.00	404,042.55	404,042.55	.00	.00

-- End of report --