



Property Managers, LLC.
11199 Polo Club Rd. #A
Wellington, FL 33414
(P) 561.249.1477 ~ (F) 561-249-1129

Monthly Financial Statement

PALM CLUB VILLAGE 2

FOR DECEMBER 2023

Board:

D. FOURNIER

E. GALLON

R. MUCHECHETERE

J. KOPF

Manager: Joseph Zito , LCAM

January 23rd, 2024

Prepared by:

Ryan Schmitt

Accounting Manager



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Wellington, FL 33414
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PALM CLUB VILLAGE II

Management Summary

For the Month Ended DECEMBER 2023

The accompanying financial statements have been prepared in accordance with the requirements of Florida state law. The financial records of the Association are maintained using the accrual method of accounting, which recognizes Income when earned and Expenses when incurred.

<u>CASH POSITION</u>	<u>AS OF THE END OF THE MONTH</u>
OPERATING FUNDS, BANK BALANCE	\$61,311
RESERVE FUNDS, BANK BALANCE	\$135,381
SEC DEPOSITS, BANK BALANCE	\$182,336
ACCOUNTS RECEIVABLE	\$49,865
ACCOUNTS PAYABLE	\$1,423

<u>INCOME/EXPENSES SUMMARY</u>	<u>CURRENT</u>	<u>YEAR TO DATE</u>
MONTH END INCOME	\$161,204	\$2,084,007
MONTH END EXPENSE	\$164,988	\$2,026,620
MONTH END INCOME/(LOSS)	(\$3,783)	\$57,386

COMMENTS:

Sign_____

The Palm Club Village 2 Condo

Balance Sheet
As of 12/31/23

		ASSETS	
CURRENT ASSETS			
1010	TRUIST OPER 2815	\$ 61,311.42	
	Subtotal Current Assets		\$ 61,311.42
SECURITY DEPOSIT			
1016	TRUIST SEC DEP 8983	\$ 182,336.23	
	Subtotal Security Deposit		\$ 182,336.23
RESERVES			
1020	TRUIST RESERVES 8940	\$ 131,329.00	
1021	WELLS FARGO RESERV 7149	4,052.74	
	Subtotal Reserves		\$ 135,381.74
OTHER ASSETS			
1100	A/R MAINTENANCE FEES	\$ 37,326.40	
1200	A/R SPECIAL ASSESSMENT	8,371.00	
1300	A/R LATE FEES	1,843.85	
1350	A/R OWNER MISC. FEES	2,325.00	
1500	PREPAID INSURANCE	3,692.71	
1510	PREPAID EXPENSES	4,822.33	
1550	UTILITY DEPOSITS	12,674.29	
	Subtotal Other Assets		\$ 71,055.58
	TOTAL ASSETS		\$ 450,084.97
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The Palm Club Village 2 Condo

Balance Sheet
As of 12/31/23

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2010	PREPAID OWNER ASSESSMENTS	\$ 27,551.61	
2110	DEFERRED CABLE	17,893.33	
2150	SECURITY DEPOSIT	182,336.23	
2900	ACCOUNTS PAYABLE	1,423.72	
		<hr/>	
	Subtotal Current Liab.		\$ 229,204.89

RESERVES:

3110	RESERVES -ROOF & BK LN INT	\$ 87,921.66	
3120	RESERVES - PAINTING	(20,697.91)	
3130	RESERVES -PAVING & SEALING	27,129.88	
3140	RESERVES -PUMPS	6,895.45	
3150	RESERVES -POOL	1,076.10	
3160	RESERRVES -ENGINEER	31,274.27	
3180	RESERVE -INTEREST	1,782.29	
		<hr/>	
	Subtotal Reserves		\$ 135,381.74

EQUITY:

3999	RETAINED EARNINGS	\$ 28,111.65	
	Current Year Net Income/(Loss)	57,386.69	
		<hr/>	
	Subtotal Equity		\$ 85,498.34

TOTAL LIABILITIES & EQUITY

\$ 450,084.97

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The Palm Club Village 2 Condo

Income/Expense Statement
Period: 12/01/23 to 12/31/23

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04100	MAINTENANCE FEE	157,694.68	157,833.74	(139.06)	1,893,953.00	1,894,004.00	(51.00)	1,894,004.00
04200	SPECIAL ASSESSMENTS	.00	.00	.00	129,893.00	.00	129,893.00	.00
04300	LATE FEES	18.85	333.37	(314.52)	9,146.73	4,000.00	5,146.73	4,000.00
04350	OWNER MISC. FEES	(225.00)	.00	(225.00)	5,781.00	.00	5,781.00	.00
04360	OWNER LEGAL	.00	.00	.00	264.54	.00	264.54	.00
04400	APPLICATION FEES	2,200.00	500.00	1,700.00	13,400.00	6,000.00	7,400.00	6,000.00
04410	CLUBHOUSE RENTAL	.00	.00	.00	1,576.00	.00	1,576.00	.00
04415	GATE REMOTE	804.00	2,916.74	(2,112.74)	10,554.00	35,000.00	(24,446.00)	35,000.00
04420	POOL KEY	75.00	.00	75.00	725.00	.00	725.00	.00
04425	RENTAL INCOME	.00	1,666.74	(1,666.74)	9,100.00	20,000.00	(10,900.00)	20,000.00
04460	CABLE COMPENSATION	560.00	560.00	.00	6,720.00	6,720.00	.00	6,720.00
04900	OTHER INCOME	76.00	375.00	(299.00)	2,868.40	4,500.00	(1,631.60)	4,500.00
04910	INTEREST INCOME	1.08	.00	1.08	25.81	.00	25.81	.00
	Subtotal Income	161,204.61	164,185.59	(2,980.98)	2,084,007.48	1,970,224.00	113,783.48	1,970,224.00
EXPENSES								
ADMINISTRATIVE EXPENSE								
05025	PERMITS / LICENSES	.00	83.37	83.37	217.18	1,000.00	782.82	1,000.00
05050	LEGAL FEES	600.00	500.00	(100.00)	5,445.72	6,000.00	554.28	6,000.00
05075	INSURANCE	38,566.22	39,583.37	1,017.15	438,576.87	475,000.00	36,423.13	475,000.00
05100	MANAGEMENT	16,250.00	16,250.00	.00	195,000.00	195,000.00	.00	195,000.00
05125	EMERGENCY CELL PHONE	116.87	50.00	(66.87)	610.98	600.00	(10.98)	600.00
05150	ACCOUNTING FEES	.00	500.00	500.00	6,350.00	6,000.00	(350.00)	6,000.00
05175	CONDO FEE	125.33	125.00	(.33)	1,503.96	1,500.00	(3.96)	1,500.00
05200	POSTAGE / PRINTING / ADMIN.	2,425.76	416.74	(2,009.02)	16,560.29	5,000.00	(11,560.29)	5,000.00
05225	DPR FINE-LEGAL & EXP	5,822.50	1,250.00	(4,572.50)	14,328.00	15,000.00	672.00	15,000.00
05250	SCREENING FEE	.00	191.74	191.74	5,459.04	2,300.00	(3,159.04)	2,300.00
05400	TRI-PALM MAINTANCE	11,311.55	11,297.87	(13.68)	135,711.16	135,574.00	(137.16)	135,574.00
	ADMINISTRATIVE EXPENSE	75,218.23	70,248.09	(4,970.14)	819,763.20	842,974.00	23,210.80	842,974.00
REPAIRS & MAINTENANCE								
06025	IRRIGATION REPAIR / MAINT.	.00	833.37	833.37	.00	10,000.00	10,000.00	10,000.00
06075	TERMITE CONTRACT	4,066.00	254.24	(3,811.76)	12,764.00	3,050.00	(9,714.00)	3,050.00
06125	GENERAL REPAIRS / MAINT.	892.08	2,500.00	1,607.92	42,453.63	30,000.00	(12,453.63)	30,000.00
06140	BACKFLOW MAINTENANCE	.00	208.37	208.37	.00	2,500.00	2,500.00	2,500.00
06150	PLUMBING / SUPPLIES	600.00	1,250.00	650.00	25,964.00	15,000.00	(10,964.00)	15,000.00
06160	ELECTRICAL SUPPLIES	.00	.00	.00	2,726.05	.00	(2,726.05)	.00
06165	FIRE ALARM CONT. / REPAIR	123.05	816.74	693.69	17,301.84	9,800.00	(7,501.84)	9,800.00
06175	FIRE EXTINGUISHER	.00	250.00	250.00	.00	3,000.00	3,000.00	3,000.00
06200	LAKE MAINTENANCE	284.22	250.00	(34.22)	3,319.54	3,000.00	(319.54)	3,000.00
06215	LAKE FOUNTAIN REPAIRS	107.00	108.37	1.37	1,275.71	1,300.00	24.29	1,300.00
06220	RENTAL PROPERTY EXP	.00	833.37	833.37	2,280.00	10,000.00	7,720.00	10,000.00

The Palm Club Village 2 Condo

Income/Expense Statement
Period: 12/01/23 to 12/31/23

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06225	GOLF CART	.00	125.00	125.00	629.88	1,500.00	870.12	1,500.00
	REPAIRS & MAINTENANCE	6,072.35	7,429.46	1,357.11	108,714.65	89,150.00	(19,564.65)	89,150.00
LANDSCAPE EXPENSE								
07100	LAWN MAINTENANCE	5,337.15	5,350.00	12.85	64,045.80	64,200.00	154.20	64,200.00
07125	LANDSCAPE OTHER	.00	291.74	291.74	.00	3,500.00	3,500.00	3,500.00
07150	TREE TRIMMING	.00	1,666.74	1,666.74	16,980.00	20,000.00	3,020.00	20,000.00
07175	FERTILIZER / PEST CONTROL	1,768.00	1,379.24	(388.76)	22,107.00	16,550.00	(5,557.00)	16,550.00
	LANDSCAPE EXPENSE	7,105.15	8,687.72	1,582.57	103,132.80	104,250.00	1,117.20	104,250.00
POOL EXPENSE								
08100	POOL SERVICE	535.00	604.24	69.24	6,045.00	7,250.00	1,205.00	7,250.00
08110	POOL REPAIRS	.00	166.74	166.74	2,830.00	2,000.00	(830.00)	2,000.00
	POOL EXPENSE	535.00	770.98	235.98	8,875.00	9,250.00	375.00	9,250.00
UTILITIES								
08520	TELEPHONE	203.27	233.37	30.10	2,389.49	2,800.00	410.51	2,800.00
08528	ELECTRIC	3,381.71	3,183.37	(198.34)	39,897.56	38,200.00	(1,697.56)	38,200.00
08550	WATER / SEWER	35,420.87	37,083.37	1,662.50	401,075.28	445,000.00	43,924.72	445,000.00
08600	TRASH / RECYCLING	2,698.00	2,766.74	68.74	32,822.93	33,200.00	377.07	33,200.00
08625	CABLE EXPENSE	18,236.90	17,666.74	(570.16)	212,550.08	212,000.00	(550.08)	212,000.00
	UTILITIES	59,940.75	60,933.59	992.84	688,735.34	731,200.00	42,464.66	731,200.00
RESERVES								
09500	RESERVES-ROOF	4,741.66	4,741.74	.08	56,899.92	56,900.00	.08	56,900.00
09510	RESERVES-PAINTING	8,333.33	8,333.37	.04	203,999.96	100,000.00	(103,999.96)	100,000.00
09520	RESERVES-POOL	250.00	250.00	.00	3,000.00	3,000.00	.00	3,000.00
09530	RESERVES-PAVING / SEAL COAT	375.00	375.00	.00	4,500.00	4,500.00	.00	4,500.00
09540	RESERVES-ENGINEER	2,000.00	2,000.00	.00	24,000.00	24,000.00	.00	24,000.00
09550	RESERVES-PUMPS	416.66	416.74	.08	4,999.92	5,000.00	.08	5,000.00
	RESERVES	16,116.65	16,116.85	.20	297,399.80	193,400.00	(103,999.80)	193,400.00
	TOTAL EXPENSES	164,988.13	164,186.69	(801.44)	2,026,620.79	1,970,224.00	(56,396.79)	1,970,224.00
	Current Year Net Income/(loss)	(3,783.52)	(1.10)	(3,782.42)	57,386.69	.00	57,386.69	.00

AGED ACCOUNTS PAYABLE SUMMARY

Starting vendor: "First"
Cut off date: 12/31/23

Ending vendor: "Last"

Contact	Vendor Phone	Current	31-60	61-90	Over 90
AQUADISPLAYS INC		107.00	.00	.00	.00
NOZZLE NOLEN INC	561-844-3544	220.00	.00	.00	.00
SOLITUDE LAKE MANAGEMENT		284.22	.00	.00	.00
STOLOFF & MANOFF P.A	561-615-0123	812.50	.00	.00	.00
	Totals:	1,423.72	.00	.00	.00
	Grand total:	1,423.72			

CASH DISBURSEMENTS

Starting Check Date: 12/01/23 Cash account #: "All"
 Ending Check Date: 12/31/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
Cash account #:		1010	TRUIST OPER 2815				
12/01/23	1111 (M)JDMMPM		JDM PROPERTY MANAGERS, LLC	16,250.00	ACH MANAGEMENT		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1513	MANAGEMENT	12/01/23	5100	12/01/23	16,250.00	ACH MANAGEMENT
12/04/23	1111 (M)FIRST		FIRST INSURANCE	38,519.14	AUTO PAY INSURANCE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1576	AUTO PAY	12/31/23	1500	12/31/23	38,519.14	AUTO PAY INSURANCE
12/06/23	1111 (M)ATT		AT&T	203.27	AUTO PAY PHONE INTERNET		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1577	AUTO PAY	12/31/23	8520	12/31/23	203.27	AUTO PAY PHONE INTERNET
12/06/23	1111 (M)TMOBIL		T-MOBILE	116.87	AUTO MANAGER PHONE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1578	AUTO	12/31/23	5125	12/31/23	116.87	AUTO MANAGER PHONE
12/07/23	619 JM		JEANNE MAWHINNEY	600.00	1101B1 REIMB PLUMBING		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1514	12072023	12/07/23	6150	12/07/23	600.00	1101B1 REIMB PLUMBING
12/08/23	620 JARRIE		JARRIEL COMMERCIAL	5,337.15	DEC SERV		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1508	3153	12/07/23	7100	12/07/23	5,337.15	DEC SERV
12/08/23	621 PELICA		PELICAN POOL SERVICE	1,725.00			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1459	231041201	12/07/23	8100	12/07/23	535.00	DEC SERV ALGAE TRMT
	1464	231041102	11/30/23	8110	11/30/23	655.00	CARTRIDGES TEMP SENSOR
	1497	231041101	11/30/23	8100	11/30/23	535.00	NOV SERV ALGAE TRMT
					Totals:	1,725.00	
12/11/23	1111 (M)HDEPOT		HOME DEPOT	843.03	SUPPLIES		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1516	603532215112792	12/11/23	6125	12/11/23	843.03	SUPPLIES
Cash account #:		1010	TRUIST OPER 2815				
12/12/23	1111 (M)COMCAS		COMCAST	18,236.90	AUTO PAY CABLE		

CASH DISBURSEMENTS

Starting Check Date: 12/01/23 Cash account #: "All"
 Ending Check Date: 12/31/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1575 AUTO PAY	12/31/23	8625	12/31/23	18,236.90	AUTO PAY CABLE
12/13/23	622	AB	AB POWER ELECTRIC	911.84			
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1473 6261	11/30/23	6125	11/30/23	411.84	INSTALL PHOTO CELL
		1474 6214	11/30/23	6125	11/30/23	500.00	POLE LIGHTS
		Totals:				911.84	
12/13/23	623	AQUA	AQUADISPLAYS INC	214.00			
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1494 00022782	11/30/23	6215	11/30/23	107.00	OCT SERV
		1507 00022826	11/30/23	6215	11/30/23	107.00	NOV SERV
		Totals:				214.00	
12/13/23	624	DWELLI	DWELLING LIVE	104.00			ACTIVATION KEY
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1466 189600	11/30/23	5200	11/30/23	104.00	ACTIVATION KEY
12/13/23	625	JDMPM	JDM PROPERTY MANAGERS, LLC	2,684.11			
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1492 PCS1223	12/07/23	5200	12/07/23	1,989.13	DEC MISC
		1495 1845	11/30/23	5200	11/30/23	427.50	WEBSITE
		1501 1852	11/30/23	6125	11/30/23	267.48	PARKING SIGNS
		Totals:				2,684.11	
12/13/23	626	LIFE	LIFESAFETY MANAGEMENT	738.30			FIRE ALARM INSPECTION
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1496 15004	11/30/23	6165	11/30/23	738.30	FIRE ALARM INSPECTION
12/13/23	627	LIGHT	LIGHT BULBS UNLIMITED	487.92			LIGHTS
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1462 821335	11/30/23	6160	11/30/23	487.92	LIGHTS
		Cash account #:	1010	TRUIST OPER 2815			
12/13/23	628	NOZZLE	NOZZLE NOLEN INC	1,288.00			
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1476 2315582	11/30/23	6075	11/30/23	18.00	DWT TENTLESS

CASH DISBURSEMENTS

Starting Check Date: 12/01/23 Cash account #: "All"
 Ending Check Date: 12/31/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
	1477	2336485	11/30/23 7175	11/30/23	774.00 PERIMETER
	1478	2347526	12/07/23 6075	12/07/23	18.00 DWT TENTLESS
	1479	2347525	12/07/23 6075	12/07/23	18.00 DWT TENTLESS
	1480	2347500	12/07/23 6075	12/07/23	60.00 DWT TENTLESS
	1481	2345670	12/07/23 6075	12/07/23	18.00 DWT TENTLESS
	1482	2345656	12/07/23 6075	12/07/23	18.00 DWT TENTLESS
	1483	2345572	12/07/23 6075	12/07/23	18.00 DWT TENTLESS
	1484	2345348	12/07/23 6075	12/07/23	18.00 DWT TENTLESS
	1485	2345437	12/07/23 6075	12/07/23	18.00 DWT TENTLESS
	1486	2345421	12/07/23 6075	12/07/23	18.00 DWT TENTLESS
	1487	2345417	12/07/23 6075	12/07/23	18.00 DWT TENTLESS
	1488	2345401	12/07/23 6075	12/07/23	18.00 DWT TENTLESS
	1489	2345349	12/07/23 6075	12/07/23	18.00 DWT TENTLESS
	1490	2345719	12/07/23 6075	12/07/23	18.00 DWT TENTLESS
	1511	2336483	11/30/23 7175	11/30/23	220.00 40 BAIT STATIONS
				Totals:	1,288.00

12/13/23 629 SOUTH SOUTH FLORIDA JANITORIAL 158.86 SUPPLIES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1500	398437	11/30/23	6125	11/30/23	158.86	SUPPLIES

12/13/23 630 STOLOF STOLOFF & MANOFF P.A 1,412.50

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1458	12062023	12/06/23	5050	12/06/23	600.00	1115D2 LIEN
1463	128927	11/30/23	5050	11/30/23	812.50	GEN LEGAL

Totals: 1,412.50

12/13/23 631 SWA SOLID WASTE AUTHORITY OF PBC 446.93 74-42-43-13-07-005-0000

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1475	12072023	11/30/23	8600	11/30/23	446.93	74-42-43-13-07-005-0000

12/13/23 632 WAVE WAVE ELECTRICAL LLC 250.00 REPLACE BREAKERS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1502	40155	11/30/23	6125	11/30/23	250.00	REPLACE BREAKERS

Cash account #: 1010 TRUIST OPER 2815

12/13/23 633 WILSON JIM WILSON PLUMBING 3,076.00

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1468	103602	11/30/23	6150	11/30/23	325.00	1112 A-1-2-3 BACKUP
1469	103600	11/30/23	6150	11/30/23	325.00	1107 G-1 BACKUP
1470	103604	11/30/23	6150	11/30/23	225.00	1102 G-1 CLOG
1471	103603	11/30/23	6150	11/30/23	325.00	1112 E-1-2 LEAK

CASH DISBURSEMENTS

Starting Check Date: 12/01/23 Cash account #: "All"
 Ending Check Date: 12/31/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
	1472	103605	11/30/23	6150	11/30/23 350.00 1102 G-1 CLOG
	1499	103357	11/30/23	6150	11/30/23 335.00 1106 F-1-2 LEAK
	1505	103613	11/30/23	6150	11/30/23 256.00 1111-G-1 REPLACE HOSE
	1509	103628	11/30/23	6150	11/30/23 510.00 1116 F-2-1 LEAK
	1510	103629	11/30/23	6150	11/30/23 425.00 1116 F-2 LEAK
				Totals:	3,076.00

12/13/23	634	WTC	WTC BACKGROUNDS		1,051.84			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1460	25620	11/30/23	5250	11/30/23	383.93	BACKGROUND
		1461	25499	11/30/23	5250	11/30/23	667.91	BACKGROUND
							Totals:	1,051.84

12/13/23	635	ZOOM	ZOOM VIDEO COMMUNICATIONS INC		174.80	ANNUAL		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1512	223599879	11/30/23	5200	11/30/23	174.80	ANNUAL

12/13/23	1111 (M)WPB		CITY OF WEST PALM BEACH		38,118.87	AUTO PAY WATER		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1574	AUTO PAY	12/31/23	8550	12/31/23	26.29	AUTO PAY WATER
		1574	AUTO PAY	12/31/23	8550	12/31/23	596.88	
		1574	AUTO PAY	12/31/23	8550	12/31/23	619.73	
		1574	AUTO PAY	12/31/23	8550	12/31/23	688.28	
		1574	AUTO PAY	12/31/23	8550	12/31/23	718.75	
		1574	AUTO PAY	12/31/23	8550	12/31/23	1,117.59	
		1574	AUTO PAY	12/31/23	8550	12/31/23	1,155.68	
		1574	AUTO PAY	12/31/23	8550	12/31/23	1,254.70	
		1574	AUTO PAY	12/31/23	8550	12/31/23	1,308.02	
		1574	AUTO PAY	12/31/23	8550	12/31/23	1,361.33	
		1574	AUTO PAY	12/31/23	8550	12/31/23	1,400.80	
		1574	AUTO PAY	12/31/23	8550	12/31/23	1,422.27	
		1574	AUTO PAY	12/31/23	8550	12/31/23	1,445.94	
		1574	AUTO PAY	12/31/23	8550	12/31/23	1,684.00	
		1574	AUTO PAY	12/31/23	8550	12/31/23	1,729.70	
		1574	AUTO PAY	12/31/23	8550	12/31/23	1,744.94	
		1574	AUTO PAY	12/31/23	8550	12/31/23	1,882.04	
		1574	AUTO PAY	12/31/23	8550	12/31/23	1,912.51	
		1574	AUTO PAY	12/31/23	8550	12/31/23	2,034.88	
		1574	AUTO PAY	12/31/23	8550	12/31/23	2,036.81	
		1574	AUTO PAY	12/31/23	8550	12/31/23	2,087.70	
		1574	AUTO PAY	12/31/23	8550	12/31/23	2,204.33	
		1574	AUTO PAY	12/31/23	8550	12/31/23	2,308.60	
		1574	AUTO PAY	12/31/23	8550	12/31/23	2,698.00-	
		1574	AUTO PAY	12/31/23	8600	12/31/23	2,698.00	

CASH DISBURSEMENTS

Starting Check Date: 12/01/23 Cash account #: "All"
 Ending Check Date: 12/31/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference			
		1574	AUTO PAY	12/31/23 8550	5,377.30			
				Totals:	38,118.87			
12/14/23	636	MAYA	CHRISTINA MAYA	250.00	REIMB 1112C2 APL/TRANS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1519	12142023	12/14/23	4400	12/14/23	150.00	REIMB 1112C2 APL/TRANS
		1519	12142023	12/14/23	4415	12/14/23	100.00	
				Totals:	250.00			
12/21/23	637	HOLMES	MICHAEL HOLMES	100.00	HOLIDAY GIFT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1534	12212023	12/21/23	5200	12/21/23	100.00	HOLIDAY GIFT
12/21/23	638	HULETT	HULETT ENVIRONMENTAL	1,790.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1527	122123	12/21/23	6075	12/21/23	895.00	1116E2 TERMITE
		1528	12212023B	12/21/23	6075	12/21/23	895.00	1105H3 TERMITE
				Totals:	1,790.00			
12/21/23	639	NOZZLE	NOZZLE NOLEN INC	3,548.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1529	2283773	12/21/23	6075	12/21/23	2,000.00	50% TERMITE ELECTRIC ROOM
		1530	2346519	12/21/23	7175	12/21/23	774.00	PERIMETER
		1531	2346520	12/21/23	7175	12/21/23	774.00	PERIMETER
				Totals:	3,548.00			
12/21/23	640	TOLEDO	ADRIAN TOLEDO	100.00	HOLIDAY GIFT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1533	12212023	12/21/23	5200	12/21/23	100.00	HOLIDAY GIFT
Cash account #:	1010	TRUIST OPER 2815						
12/21/23	641	ZITO	JOSEPH ZITO	100.00	HOLIDAY GIFT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1532	12212023	12/21/23	5200	12/21/23	100.00	HOLIDAY GIFT
12/22/23	1111	(M)FPL	FLORIDA POWER & LIGHT	3,381.71	AUTO PAY ELECTRIC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1573	AUTO PAY	12/31/23	8528	12/31/23	29.92	AUTO PAY ELECTRIC

CASH DISBURSEMENTS

Starting Check Date: 12/01/23 Cash account #: "All"
 Ending Check Date: 12/31/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
	1573	AUTO PAY	12/31/23 8528	12/31/23	33.98
	1573	AUTO PAY	12/31/23 8528	12/31/23	36.33
	1573	AUTO PAY	12/31/23 8528	12/31/23	38.94
	1573	AUTO PAY	12/31/23 8528	12/31/23	40.57
	1573	AUTO PAY	12/31/23 8528	12/31/23	41.14
	1573	AUTO PAY	12/31/23 8528	12/31/23	50.67
	1573	AUTO PAY	12/31/23 8528	12/31/23	55.45
	1573	AUTO PAY	12/31/23 8528	12/31/23	67.49
	1573	AUTO PAY	12/31/23 8528	12/31/23	72.88
	1573	AUTO PAY	12/31/23 8528	12/31/23	75.33
	1573	AUTO PAY	12/31/23 8528	12/31/23	76.35
	1573	AUTO PAY	12/31/23 8528	12/31/23	76.94
	1573	AUTO PAY	12/31/23 8528	12/31/23	83.16
	1573	AUTO PAY	12/31/23 8528	12/31/23	87.81
	1573	AUTO PAY	12/31/23 8528	12/31/23	90.13
	1573	AUTO PAY	12/31/23 8528	12/31/23	170.72
	1573	AUTO PAY	12/31/23 8528	12/31/23	175.98
	1573	AUTO PAY	12/31/23 8528	12/31/23	246.47
	1573	AUTO PAY	12/31/23 8528	12/31/23	253.85
	1573	AUTO PAY	12/31/23 8528	12/31/23	316.53
	1573	AUTO PAY	12/31/23 8528	12/31/23	1,261.07
				Totals:	3,381.71

12/27/23	642	DBPR	DEPT OF BUS & PROFESSIONAL REG	1,504.00	ANNUAL FEE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1535	PR1P000041	12/26/23	1510	12/26/23	1,504.00	ANNUAL FEE

Totals: 143,723.04

Cash account #: 1016 TRUIST SEC DEP 8983

12/13/23	2045	MAYA	CHRISTINA MAYA	1,125.00	1112C2 SEC DEP REFUND		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1515	12072023	12/07/23	2150	12/07/23	1,125.00	1112C2 SEC DEP REFUND

12/13/23	2046	LANDAR	LANDRAMA REALTY, INC	950.00	1107C2 SEC DEP REFUND		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1517	1107C2	12/13/23	2150	12/13/23	950.00	1107C2 SEC DEP REFUND

12/13/23	2047	ALAXEL	ALAXEL FLORIDA, LLC	1,350.00	1116D1 SEC DEP REFUND		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	1518	1116D1	12/13/23	2150	12/13/23	1,350.00	1116D1 SEC DEP REFUND

12/15/23	2048	DELGAD	CARLOS DELGADO	1,125.00	1112C2 SEC DEP REFUND
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CASH DISBURSEMENTS

Starting Check Date: 12/01/23 Cash account #: "All"
Ending Check Date: 12/31/23

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		1520 12152023	12/15/23 2150	12/15/23	1,125.00 1112C2 SEC DEP REFUND
			Totals:	4,550.00	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/23
Ending date: 12/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1001	PETTY CASH	.00	.00	.00	.00	.00
1010	TRUIST OPER 2815	200,548.31	25,984.16	165,221.05	139,236.89CR	61,311.42

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/01/23	AP2137	1111		16,250.00	JDM PROPERTY MANAGERS, LL	
12/01/23	AR0000	AR04	1,028.00		Owner Cash Receipts	
12/04/23	AP2185	1111		38,519.14	FIRST INSURANCE	
12/04/23	AR0000	109	26.00		1115G2 TRANS	
12/04/23	AR0000	281	400.00		1102D2 APL/DECAL/TRANS	
12/04/23	AR0000	3096	300.00		1113A3 APL	
12/04/23	AR0000	3098	100.00		1113A3 DECAL/TRANS	
12/04/23	AR0000	3099	100.00		1113A3 DECAL/TRANS	
12/04/23	AR0000	3644	150.00		1108D1 APL	
12/04/23	AR0000	3645	100.00		1108D1 DECAL/TRANS	
12/04/23	AR0000	3899	100.00		TRANS/DECAL	
12/04/23	AR0000	3929	150.00		APL	
12/04/23	AR0000	6917	300.00		1108F2 APL	
12/04/23	AR0000	7399	150.00		1113A3 APL	
12/04/23	AR0000	7717	350.00		1105D1 APL/TRANS/DECAL	
12/04/23	AR0000	AR04	1,803.00		Owner Cash Receipts	
12/05/23	AR0000	AR04	450.00		Owner Cash Receipts	
12/06/23	AP2183	1111		203.27	AT&T	
12/06/23	AP2187	1111		116.87	T-MOBILE	
12/06/23	AR0000	AR04	250.00		Owner Cash Receipts	
12/07/23	AP2139	619		600.00	JEANNE MAWHINNEY	1101B1 REIMB PLUMBING
12/07/23	GJ0177	JE177	300.00		1108F2 APL RETURN CK	
12/08/23	AP2140	620		5,337.15	JARRIEL COMMERCIAL	DEC SERV
12/08/23	AP2140	621		1,725.00	PELICAN POOL SERVICE	DEC SERV ALGAE TRMT
12/11/23	AP2141	CK1111		843.03	HOME DEPOT	SUPPLIES
12/12/23	AP2184	1111		18,236.90	COMCAST	
12/13/23	AP2142	622		911.84	AB POWER ELECTRIC	INSTALL PHOTO CELL
12/13/23	AP2142	623		214.00	AQUADISPLAYS INC	OCT SERV
12/13/23	AP2142	624		104.00	DWELLING LIVE	ACTIVATION KEY
12/13/23	AP2142	625		2,684.11	JDM PROPERTY MANAGERS, LL	DEC MISC
12/13/23	AP2142	626		738.30	LIFESAFETY MANAGEMENT	FIRE ALARM INSPECTION
12/13/23	AP2142	627		487.92	LIGHT BULBS UNLIMITED	LIGHTS
12/13/23	AP2142	628		1,288.00	NOZZLE NOLEN INC	DWT TENTLESS
12/13/23	AP2142	629		158.86	SOUTH FLORIDA JANITORIAL	SUPPLIES
12/13/23	AP2142	630		1,412.50	STOLOFF & MANOFF P.A	1115D2 LIEN
12/13/23	AP2142	631		446.93	SOLID WASTE AUTHORITY OF	74-42-43-13-07-005-0000
12/13/23	AP2142	632		250.00	WAVE ELECTRICAL LLC	REPLACE BREAKERS
12/13/23	AP2142	633		3,076.00	JIM WILSON PLUMBING	1112 A-1-2-3 BACKUP
12/13/23	AP2142	634		1,051.84	WTC BACKGROUNDS	BACKGROUND
12/13/23	AP2142	635		174.80	ZOOM VIDEO COMMUNICATIONS	ANNUAL
12/13/23	AP2188	1111		38,118.87	CITY OF WEST PALM BEACH	
12/13/23	AR0000	AR04	851.00		Owner Cash Receipts	
12/14/23	AP2151	636		250.00	CHRISTINA MAYA	REIMB 1112C2 APL/TRANS
12/14/23	AR0000	AR04	1,085.94		Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/23
Ending date: 12/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
12/14/23	AR0123 AR-123	2,666.00		Owner Cash Receipts			
12/15/23	AR0000 1200	150.00		1106C3 ADD OCC			
12/15/23	AR0000 1201	100.00		1106C3 ADD OCC			
12/15/23	AR0000 135	26.00		1102D1 TRANS			
12/15/23	AR0000 172	75.00		1112F2 POOL KEY			
12/15/23	AR0000 180	26.00		1111A1 TRANS			
12/15/23	AR0000 4084	150.00		APL			
12/15/23	AR0000 4085	100.00		PARK/TRANS			
12/15/23	AR0000 4139	26.00		1105A3 TRANS			
12/15/23	AR0000 4238	76.00		1112D1 PARK DECAL			
12/15/23	AR0000 5190	100.00		1106G2 APL			
12/15/23	AR0000 9860	50.00		1106G2 APL			
12/18/23	AR0000 AR04	4,913.00		Owner Cash Receipts			
12/19/23	AR0000 AR04	2,086.46		Owner Cash Receipts			
12/20/23	GJ0178 JE178	185.68		CREDIT CARD OMAHA			
12/20/23	GJ0179 JE179		185.68	Adj Omaha Credit Card			
12/20/23	GJ0179 JE179		185.68	Adj Omaha Credit Card			
12/21/23	AP2175 637		100.00	MICHAEL HOLMES		HOLIDAY GIFT	
12/21/23	AP2175 638		1,790.00	HULETT ENVIRONMENTAL		1116E2 TERMITE	
12/21/23	AP2175 639		3,548.00	NOZZLE NOLEN INC		50% TERMITE ELECTRIC ROOM	
12/21/23	AP2175 640		100.00	ADRIAN TOLEDO		HOLIDAY GIFT	
12/21/23	AP2175 641		100.00	JOSEPH ZITO		HOLIDAY GIFT	
12/21/23	GJ0176 JE176		5,000.00	DBPR FINE CK5302544254			
12/21/23	GJ0176 JE176		10.00	DBPR FINE CK5302544254			
12/22/23	AP2186 1111		3,381.71	FLORIDA POWER & LIGHT			
12/26/23	AR0000 AR04	3,262.50		Owner Cash Receipts			
12/27/23	AP2177 642		1,504.00	DEPT OF BUS & PROFESSIONA		ANNUAL FEE	
12/27/23	AR0000 AR04	636.00		Owner Cash Receipts			
12/28/23	AR0000 AR04	860.00		Owner Cash Receipts			
12/29/23	AR0000 AR04	2,500.50		Owner Cash Receipts			
12/29/23	RJ0001 RJE1		16,116.65	MTH END			
12/29/23	RJ0001 RJE1	1.08		MTH END			
1015	WELLS FARGO SEC DEP 7604	.00	.00	.00	.00	.00	
1016	TRUIST SEC DEP 8983	183,191.23	3,695.00	4,550.00	855.00CR	182,336.23	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/04/23	AR0000	132	2,200.00		1113A DURAN GALVIS	
	12/13/23	AP2143	2045		1,125.00	CHRISTINA MAYA	1112C2 SEC DEP REFUND
	12/13/23	AP2145	2046		950.00	LANDRAMA REALTY, INC	1107C2 SEC DEP REFUND
	12/13/23	AP2147	2047		1,350.00	ALAXEL FLORIDA, LLC	1116D1 SEC DEP REFUND
	12/15/23	AP2153	2048		1,125.00	CARLOS DELGADO	1112C2 SEC DEP REFUND
	12/15/23	AR0000	3789	1,495.00		1108D1 GWM	
1020	TRUIST RESERVES 8940	114,950.51	25,162.79	8,784.30	16,378.49	131,329.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/29/23	GJ0180	JE180	8,784.30		Adj Bk Loan	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/23
Ending date: 12/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
12/29/23	RJ0001 RJE1	16,116.65		MTH END		
12/29/23	RJ0001 RJE1	261.84		MTH END		
12/29/23	RJ0002 RJE2		8,784.30	RESERV BK LOAN		
1021	WELLS FARGO RESERV 7149	4,066.88	.86	15.00	14.14CR	4,052.74
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/29/23 GJ0181 JE181 .02 Bk Int					
	12/29/23 RJ0001 RJE1 15.00 MTH END bk fee					
	12/29/23 RJ0004 REJ4 .84 WELLS FARGO RESERVE					
1022	WELLS FARGO RESERV 9528	.00	.00	.00	.00	.00
1023	WELLS FARGO RESERV 1319	.00	.00	.00	.00	.00
1024	WELLS FARGO RESERV ROOF 6801	.00	.00	.00	.00	.00
1025	DUE FR OPER-RESERVES	.00	.00	.00	.00	.00
1100	A/R MAINTENANCE FEES	46,919.40	.00	9,593.00	9,593.00CR	37,326.40
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/23 AR0000 AR04 75.00 Owner Cash Receipts					
	12/04/23 AR0000 AR04 1,200.00 Owner Cash Receipts					
	12/04/23 AR0000 AR06 75.00 Owner Expense Adjust.					
	12/13/23 AR0000 AR04 75.00 Owner Cash Receipts					
	12/14/23 AR0123 AR-123 2,541.00 Owner Cash Receipts					
	12/18/23 AR0000 AR04 2,591.00 Owner Cash Receipts					
	12/27/23 AR0000 AR04 536.00 Owner Cash Receipts					
	12/29/23 AR0000 AR04 2,500.00 Owner Cash Receipts					
1200	A/R SPECIAL ASSESSMENT	9,575.00	.00	1,204.00	1,204.00CR	8,371.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/23 AR0000 AR04 353.00 Owner Cash Receipts					
	12/13/23 AR0000 AR04 244.00 Owner Cash Receipts					
	12/18/23 AR0000 AR04 607.00 Owner Cash Receipts					
1300	A/R LATE FEES	2,125.00	18.85	300.00	281.15CR	1,843.85
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/23 AR0000 AR04 25.00 Owner Cash Receipts					
	12/04/23 AR0000 AR04 25.00 Owner Cash Receipts					
	12/06/23 AR0000 AR04 25.00 Owner Cash Receipts					
	12/14/23 AR0123 AR-123 50.00 Owner Cash Receipts					
	12/18/23 AR0000 AR04 150.00 Owner Cash Receipts					
	12/22/23 AR0000 AR06 18.85 Owner Expense Adjust.					
	12/27/23 AR0000 AR04 25.00 Owner Cash Receipts					

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/23
Ending date: 12/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
1350	A/R OWNER MISC. FEES	3,375.00	.00	1,050.00	1,050.00CR	2,325.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/01/23	AR0000	AR04		75.00	Owner Cash Receipts	
	12/04/23	AR0000	AR04		150.00	Owner Cash Receipts	
	12/06/23	AR0000	AR04		75.00	Owner Cash Receipts	
	12/13/23	AR0000	AR04		225.00	Owner Cash Receipts	
	12/14/23	AR0000	AR06		75.00	Owner Expense Adjust.	
	12/14/23	AR0123	AR-123		75.00	Owner Cash Receipts	
	12/18/23	AR0000	AR04		225.00	Owner Cash Receipts	
	12/27/23	AR0000	AR04		75.00	Owner Cash Receipts	
	12/31/23	AR0000	AR06		75.00	Owner Expense Adjust.	
1360	A/R OWNER LEGAL FEES	.00	.00	.00	.00	.00	
1380	UNDEP FUND	.00	.00	.00	.00	.00	
1390	ALLOWANCE BAD DEBT	.00	.00	.00	.00	.00	
1500	PREPAID INSURANCE	3,739.79	38,519.14	38,566.22	47.08CR	3,692.71	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/29/23	RJ0001	RJE1		38,566.22	MTH END	
	12/31/23	AP0004	VH1576	38,519.14		FIRST INSURANCE	AUTO PAY INSURANCE
1510	PREPAID EXPENSES	14,878.26	1,504.00	11,559.93	10,055.93CR	4,822.33	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/26/23	AP2176	VH1535	1,504.00		DEPT OF BUS & PROFESSIONA	ANNUAL FEE
	12/29/23	RJ0001	RJE1		11,559.93	MTH END	
1520	PREPAID TRI PALM	.00	.00	.00	.00	.00	
1550	UTILITY DEPOSITS	12,674.29	.00	.00	.00	12,674.29	
2010	PREPAID OWNER ASSESSMENTS	17,081.21CR	.00	10,470.40	10,470.40CR	27,551.61CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/01/23	AR0000	AR04		500.00	Owner Cash Receipts	
	12/04/23	AR0000	AR04		428.00	Owner Cash Receipts	
	12/05/23	AR0000	AR04		450.00	Owner Cash Receipts	
	12/06/23	AR0000	AR04		150.00	Owner Cash Receipts	
	12/13/23	AR0000	AR04		307.00	Owner Cash Receipts	
	12/14/23	AR0000	AR04		1,085.94	Owner Cash Receipts	
	12/18/23	AR0000	AR04		1,340.00	Owner Cash Receipts	
	12/19/23	AR0000	AR04		2,086.46	Owner Cash Receipts	
	12/26/23	AR0000	AR04		3,262.50	Owner Cash Receipts	
	12/28/23	AR0000	AR04		860.00	Owner Cash Receipts	
	12/29/23	AR0000	AR04		.50	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/23
Ending date: 12/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
2100	DEFERRED ASSESSMENT	157,694.68CR	157,866.66	171.98	157,694.68	.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/29/23	RJ0001	RJE1	157,866.66		MTH END	
	12/31/23	GJ0184	JE184		171.98	Adj Deferred	
2110	DEFERRED CABLE	18,453.33CR	560.00	.00	560.00	17,893.33CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/29/23	RJ0001	RJE1	560.00		MTH END	
2150	SECURITY DEPOSIT	183,191.23CR	4,550.00	3,695.00	855.00	182,336.23CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/04/23	AR0000	132		2,200.00	1113A DURAN GALVIS	
	12/07/23	AP2138	VH1515	1,125.00		CHRISTINA MAYA	1112C2 SEC DEP REFUND
	12/13/23	AP2144	VH1517	950.00		LANDRAMA REALTY, INC	1107C2 SEC DEP REFUND
	12/13/23	AP2146	VH1518	1,350.00		ALAXEL FLORIDA, LLC	1116D1 SEC DEP REFUND
	12/15/23	AP2152	VH1520	1,125.00		CARLOS DELGADO	1112C2 SEC DEP REFUND
	12/15/23	AR0000	3789		1,495.00	1108D1 GWM	
2200	DUE TO RESERVE-FR OPER	.00	.00	.00	.00	.00	
2900	ACCOUNTS PAYABLE	11,323.97CR	147,430.01	137,529.76	9,900.25	1,423.72CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/01/23	AP0007	VH1513		16,250.00	JDM PROPERTY MANAGERS, LL	ACH MANAGEMENT
	12/01/23	AP2137	1513	16,250.00		JDM PROPERTY MANAGERS, LL	
	12/04/23	AP2185	1576	38,519.14		FIRST INSURANCE	
	12/06/23	AP2138	VH1458		600.00	STOLOFF & MANOFF P.A	1115D2 LIEN
	12/06/23	AP2183	1577	203.27		AT&T	
	12/06/23	AP2187	1578	116.87		T-MOBILE	
	12/07/23	AP2138	VH1459		535.00	PELICAN POOL SERVICE	DEC SERV ALGAE TRMT
	12/07/23	AP2138	VH1478		18.00	NOZZLE NOLEN INC	DWT TENTLESS
	12/07/23	AP2138	VH1479		18.00	NOZZLE NOLEN INC	DWT TENTLESS
	12/07/23	AP2138	VH1480		60.00	NOZZLE NOLEN INC	DWT TENTLESS
	12/07/23	AP2138	VH1481		18.00	NOZZLE NOLEN INC	DWT TENTLESS
	12/07/23	AP2138	VH1482		18.00	NOZZLE NOLEN INC	DWT TENTLESS
	12/07/23	AP2138	VH1483		18.00	NOZZLE NOLEN INC	DWT TENTLESS
	12/07/23	AP2138	VH1484		18.00	NOZZLE NOLEN INC	DWT TENTLESS
	12/07/23	AP2138	VH1485		18.00	NOZZLE NOLEN INC	DWT TENTLESS
	12/07/23	AP2138	VH1486		18.00	NOZZLE NOLEN INC	DWT TENTLESS
	12/07/23	AP2138	VH1487		18.00	NOZZLE NOLEN INC	DWT TENTLESS
	12/07/23	AP2138	VH1488		18.00	NOZZLE NOLEN INC	DWT TENTLESS
	12/07/23	AP2138	VH1489		18.00	NOZZLE NOLEN INC	DWT TENTLESS
	12/07/23	AP2138	VH1490		18.00	NOZZLE NOLEN INC	DWT TENTLESS
	12/07/23	AP2138	VH1492		1,989.13	JDM PROPERTY MANAGERS, LL	DEC MISC
	12/07/23	AP2138	VH1508		5,337.15	JARRIEL COMMERCIAL	DEC SERV

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"Starting date: 12/01/23
Ending date: 12/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
12/07/23	AP2138 VH1514		600.00	JEANNE MAWHINNEY		1101B1 REIMB PLUMBING
12/07/23	AP2138 VH1515		1,125.00	CHRISTINA MAYA		1112C2 SEC DEP REFUND
12/07/23	AP2139 619	600.00		JEANNE MAWHINNEY		1101B1 REIMB PLUMBING
12/08/23	AP2140 620	5,337.15		JARRIEL COMMERCIAL		DEC SERV
12/08/23	AP2140 621	1,725.00		PELICAN POOL SERVICE		DEC SERV ALGAE TRMT
12/12/23	AP2184 1575	18,236.90		COMCAST		
12/13/23	AP2142 622	911.84		AB POWER ELECTRIC		INSTALL PHOTO CELL
12/13/23	AP2142 623	214.00		AQUADISPLAYS INC		OCT SERV
12/13/23	AP2142 624	104.00		DWELLING LIVE		ACTIVATION KEY
12/13/23	AP2142 625	2,684.11		JDM PROPERTY MANAGERS, LL		DEC MISC
12/13/23	AP2142 626	738.30		LIFESAFETY MANAGEMENT		FIRE ALARM INSPECTION
12/13/23	AP2142 627	487.92		LIGHT BULBS UNLIMITED		LIGHTS
12/13/23	AP2142 628	1,288.00		NOZZLE NOLEN INC		DWT TENTLESS
12/13/23	AP2142 629	158.86		SOUTH FLORIDA JANITORIAL		SUPPLIES
12/13/23	AP2142 630	1,412.50		STOLOFF & MANOFF P.A		1115D2 LIEN
12/13/23	AP2142 631	446.93		SOLID WASTE AUTHORITY OF		74-42-43-13-07-005-0000
12/13/23	AP2142 632	250.00		WAVE ELECTRICAL LLC		REPLACE BREAKERS
12/13/23	AP2142 633	3,076.00		JIM WILSON PLUMBING		1112 A-1-2-3 BACKUP
12/13/23	AP2142 634	1,051.84		WTC BACKGROUNDS		BACKGROUND
12/13/23	AP2142 635	174.80		ZOOM VIDEO COMMUNICATIONS		ANNUAL
12/13/23	AP2143 2045	1,125.00		CHRISTINA MAYA		1112C2 SEC DEP REFUND
12/13/23	AP2144 VH1517		950.00	LANDRAMA REALTY, INC		1107C2 SEC DEP REFUND
12/13/23	AP2145 2046	950.00		LANDRAMA REALTY, INC		1107C2 SEC DEP REFUND
12/13/23	AP2146 VH1518		1,350.00	ALAXEL FLORIDA, LLC		1116D1 SEC DEP REFUND
12/13/23	AP2147 2047	1,350.00		ALAXEL FLORIDA, LLC		1116D1 SEC DEP REFUND
12/13/23	AP2188 1574	38,118.87		CITY OF WEST PALM BEACH		
12/14/23	AP2150 VH1519		250.00	CHRISTINA MAYA		REIMB 1112C2 APL/TRANS
12/14/23	AP2151 636	250.00		CHRISTINA MAYA		REIMB 1112C2 APL/TRANS
12/15/23	AP2152 VH1520		1,125.00	CARLOS DELGADO		1112C2 SEC DEP REFUND
12/15/23	AP2153 2048	1,125.00		CARLOS DELGADO		1112C2 SEC DEP REFUND
12/21/23	AP2174 VH1527		895.00	HULETT ENVIRONMENTAL		1116E2 TERMITE
12/21/23	AP2174 VH1528		895.00	HULETT ENVIRONMENTAL		1105H3 TERMITE
12/21/23	AP2174 VH1529		2,000.00	NOZZLE NOLEN INC		50% TERMITE ELECTRIC ROOM
12/21/23	AP2174 VH1530		774.00	NOZZLE NOLEN INC		PERIMETER
12/21/23	AP2174 VH1531		774.00	NOZZLE NOLEN INC		PERIMETER
12/21/23	AP2174 VH1532		100.00	JOSEPH ZITO		HOLIDAY GIFT
12/21/23	AP2174 VH1533		100.00	ADRIAN TOLEDO		HOLIDAY GIFT
12/21/23	AP2174 VH1534		100.00	MICHAEL HOLMES		HOLIDAY GIFT
12/21/23	AP2175 637	100.00		MICHAEL HOLMES		HOLIDAY GIFT
12/21/23	AP2175 638	1,790.00		HULETT ENVIRONMENTAL		1116E2 TERMITE
12/21/23	AP2175 639	3,548.00		NOZZLE NOLEN INC		50% TERMITE ELECTRIC ROOM
12/21/23	AP2175 640	100.00		ADRIAN TOLEDO		HOLIDAY GIFT
12/21/23	AP2175 641	100.00		JOSEPH ZITO		HOLIDAY GIFT
12/22/23	AP2186 1573	3,381.71		FLORIDA POWER & LIGHT		
12/26/23	AP2176 VH1535		1,504.00	DEPT OF BUS & PROFESSIONA		ANNUAL FEE
12/27/23	AP2177 642	1,504.00		DEPT OF BUS & PROFESSIONA		ANNUAL FEE
12/30/23	AP2179 VH1545		107.00	AQUADISPLAYS INC		DEC SERV
12/30/23	AP2179 VH1548		812.50	STOLOFF & MANOFF P.A		DBPR LEGAL
12/30/23	AP2179 VH1549		284.22	SOLITUDE LAKE MANAGEMENT		DEC SERV

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/23
Ending date: 12/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
12/30/23	AP2179 VH1560		220.00	NOZZLE NOLEN INC		40 BAIT STATIONS	
12/31/23	AP0001 VH1573		3,381.71	FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC	
12/31/23	AP0002 VH1574		38,118.87	CITY OF WEST PALM BEACH		AUTO PAY WATER	
12/31/23	AP0003 VH1575		18,236.90	COMCAST		AUTO PAY CABLE	
12/31/23	AP0004 VH1576		38,519.14	FIRST INSURANCE		AUTO PAY INSURANCE	
12/31/23	AP0005 VH1577		203.27	AT&T		AUTO PAY PHONE INTERNET	
12/31/23	AP0006 VH1578		116.87	T-MOBILE		AUTO MANAGER PHONE	
2910	ACCRUED EXPENSES	.00	.00	.00	.00	.00	
2990	BB&T BK LOAN ROOF RESERV	.00	8,406.17	8,406.17	.00	.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/29/23	GJ0180	JE180		8,406.17	Adj Bk Loan	
	12/29/23	RJ0002	RJE2	8,406.17		RESERV BK LOAN	
3100	RESERVES -CAPITAL IMPROV	.00	.00	.00	.00	.00	
3110	RESERVES -ROOF & BK LN INT	83,180.00CR	8,784.30	13,525.96	4,741.66CR	87,921.66CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/29/23	GJ0180	JE180		378.13	Adj Bk Loan	
	12/29/23	GJ0180	JE180		8,406.17	Adj Bk Loan	
	12/29/23	RJ0001	RJE1		4,741.66	MTH END	
	12/29/23	RJ0002	RJE2	378.13		RESERV BK LOAN	
	12/29/23	RJ0002	RJE2	8,406.17		RESERV BK LOAN	
3120	RESERVES - PAINTING	29,031.24	.00	8,333.33	8,333.33CR	20,697.91	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/29/23	RJ0001	RJE1		8,333.33	MTH END	
3130	RESERVES -PAVING & SEALING	26,754.88CR	.00	375.00	375.00CR	27,129.88CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/29/23	RJ0001	RJE1		375.00	MTH END	
3140	RESERVES -PUMPS	6,478.79CR	.00	416.66	416.66CR	6,895.45CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/29/23	RJ0001	RJE1		416.66	MTH END	
3150	RESERVES -POOL	826.10CR	.00	250.00	250.00CR	1,076.10CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/29/23	RJ0001	RJE1		250.00	MTH END	
3160	RESERRVES -ENGINEER	29,274.27CR	.00	2,000.00	2,000.00CR	31,274.27CR	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/23
Ending date: 12/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/29/23 RJ0001 RJE1		2,000.00	MTH END		
3180	RESERVE -INTEREST	1,534.59CR	15.00	262.70	247.70CR	1,782.29CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/29/23 GJ0181 JE181		.02	Bk Int		
	12/29/23 RJ0001 RJE1		261.84	MTH END		
	12/29/23 RJ0001 RJE1	15.00		MTH END bk fee		
	12/29/23 RJ0004 REJ4		.84	WELLS FARGO RESERVE		
3190	RESERVE -ROOF BK LOAN	.00	.00	.00	.00	.00
3999	RETAINED EARNINGS	28,111.65CR	8,406.17	8,406.17	.00	28,111.65CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/29/23 GJ0180 JE180	8,406.17		Adj Bk Loan		
	12/29/23 RJ0002 RJE2		8,406.17	RESERV BK LOAN		
4100	MAINTENANCE FEE	1,736,258.32CR	171.98	157,866.66	157,694.68CR	1,893,953.00CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/29/23 RJ0001 RJE1		157,866.66	MTH END		
	12/31/23 GJ0184 JE184	171.98		Adj Deferred		
4200	SPECIAL ASSESSMENTS	129,893.00CR	.00	.00	.00	129,893.00CR
4300	LATE FEES	9,127.88CR	.00	18.85	18.85CR	9,146.73CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/22/23 AR0000 AR06		18.85	Owner Expense Adjust.		
4350	OWNER MISC. FEES	6,006.00CR	225.00	.00	225.00	5,781.00CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/04/23 AR0000 AR06	75.00		Owner Expense Adjust.		
	12/14/23 AR0000 AR06	75.00		Owner Expense Adjust.		
	12/31/23 AR0000 AR06	75.00		Owner Expense Adjust.		
4360	OWNER LEGAL	264.54CR	.00	.00	.00	264.54CR
4400	APPLICATION FEES	11,200.00CR	150.00	2,350.00	2,200.00CR	13,400.00CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/04/23 AR0000 281		300.00	1102D2 APL/DECAL/TRANS		
	12/04/23 AR0000 3096		300.00	1113A3 APL		
	12/04/23 AR0000 3644		150.00	1108D1 APL		
	12/04/23 AR0000 3929		150.00	APL		
	12/04/23 AR0000 6917		300.00	1108F2 APL		

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/23
Ending date: 12/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
12/04/23	AR0000 7399		150.00	1113A3 APL		
12/04/23	AR0000 7717		150.00	1105D1 APL/TRANS/DECAL		
12/07/23	GJ0177 JE177		300.00	1108F2 APL RETURN CK		
12/14/23	AP2150 VH1519	150.00		CHRISTINA MAYA		REIMB 1112C2 APL/TRANS
12/15/23	AR0000 1200		150.00	1106C3 ADD OCC		
12/15/23	AR0000 1201		100.00	1106C3 ADD OCC		
12/15/23	AR0000 4084		150.00	APL		
12/15/23	AR0000 5190		100.00	1106G2 APL		
12/15/23	AR0000 9860		50.00	1106G2 APL		

4410 CLUBHOUSE RENTAL 1,576.00CR .00 .00 .00 1,576.00CR

4415 GATE REMOTE 9,750.00CR 100.00 904.00 804.00CR 10,554.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/04/23	AR0000	109		26.00	1115G2 TRANS	
12/04/23	AR0000	281		100.00	1102D2 APL/DECAL/TRANS	
12/04/23	AR0000	3098		100.00	1113A3 DECAL/TRANS	
12/04/23	AR0000	3099		100.00	1113A3 DECAL/TRANS	
12/04/23	AR0000	3645		100.00	1108D1 DECAL/TRANS	
12/04/23	AR0000	3899		100.00	TRANS/DECAL	
12/04/23	AR0000	7717		200.00	1105D1 APL/TRANS/DECAL	
12/14/23	AP2150	VH1519	100.00		CHRISTINA MAYA	REIMB 1112C2 APL/TRANS
12/15/23	AR0000	135		26.00	1102D1 TRANS	
12/15/23	AR0000	180		26.00	1111A1 TRANS	
12/15/23	AR0000	4085		100.00	PARK/TRANS	
12/15/23	AR0000	4139		26.00	1105A3 TRANS	

4420 POOL KEY 650.00CR .00 75.00 75.00CR 725.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/15/23	AR0000	172		75.00	1112F2 POOL KEY	

4425 RENTAL INCOME 9,100.00CR .00 .00 .00 9,100.00CR

4460 CABLE COMPENSATION 6,160.00CR .00 560.00 560.00CR 6,720.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/29/23	RJ0001	RJE1		560.00	MTH END	

4900 OTHER INCOME 2,792.40CR .00 76.00 76.00CR 2,868.40CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/15/23	AR0000	4238		76.00	1112D1 PARK DECAL	

4910 INTEREST INCOME 24.73CR .00 1.08 1.08CR 25.81CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/29/23	RJ0001	RJE1		1.08	MTH END	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/23
Ending date: 12/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5025	PERMITS / LICENSES	217.18	.00	.00	.00	217.18
5050	LEGAL FEES	4,845.72	600.00	.00	600.00	5,445.72
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/06/23 AP2138 VH1458 600.00 STOLOFF & MANOFF P.A 1115D2 LIEN					
5075	INSURANCE	400,010.65	38,566.22	.00	38,566.22	438,576.87
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/29/23 RJ0001 RJE1 38,566.22 MTH END					
5100	MANAGEMENT	178,750.00	16,250.00	.00	16,250.00	195,000.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/23 AP0007 VH1513 16,250.00 JDM PROPERTY MANAGERS, LL ACH MANAGEMENT					
5125	EMERGENCY CELL PHONE	494.11	116.87	.00	116.87	610.98
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/23 AP0006 VH1578 116.87 T-MOBILE AUTO MANAGER PHONE					
5150	ACCOUNTING FEES	6,350.00	.00	.00	.00	6,350.00
5175	CONDO FEE	1,378.63	125.33	.00	125.33	1,503.96
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/29/23 RJ0001 RJE1 125.33 MTH END					
5200	POSTAGE / PRINTING / ADMIN.	14,134.53	2,562.39	136.63	2,425.76	16,560.29
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/07/23 AP2138 VH1492 1,989.13 JDM PROPERTY MANAGERS, LL DEC MISC					
	12/20/23 GJ0178 JE178 136.63 CREDIT CARD OMAHA					
	12/20/23 GJ0179 JE179 136.63 Adj Omaha Credit Card					
	12/20/23 GJ0179 JE179 136.63 Adj Omaha Credit Card					
	12/21/23 AP2174 VH1532 100.00 JOSEPH ZITO HOLIDAY GIFT					
	12/21/23 AP2174 VH1533 100.00 ADRIAN TOLEDO HOLIDAY GIFT					
	12/21/23 AP2174 VH1534 100.00 MICHAEL HOLMES HOLIDAY GIFT					
5225	DPR FINE-LEGAL & EXP	8,505.50	5,822.50	.00	5,822.50	14,328.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/21/23 GJ0176 JE176 5,010.00 DBPR FINE CK5302544254					
	12/30/23 AP2179 VH1548 812.50 STOLOFF & MANOFF P.A DBPR LEGAL					
5250	SCREENING FEE	5,459.04	.00	.00	.00	5,459.04

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/23
Ending date: 12/31/23

Acct#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance																																																																																																																							
5400	TRI-PALM MAINTANCE	124,399.61	11,311.55	.00	11,311.55	135,711.16																																																																																																																							
	<table border="0"> <tr> <th>DATE</th> <th>SOURCE</th> <th>REFERENCE</th> <th>DR-AMOUNT</th> <th>CR-AMOUNT</th> <th>DESCRIPTION</th> <th>A/P REFERENCE</th> </tr> <tr> <td>12/29/23</td> <td>RJ0001</td> <td>RJE1</td> <td>11,311.55</td> <td></td> <td>MTH END</td> <td></td> </tr> </table>	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	12/29/23	RJ0001	RJE1	11,311.55		MTH END																																																																																																															
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12/29/23	RJ0001	RJE1	11,311.55		MTH END																																																																																																																								
6075	TERMITE CONTRACT	8,698.00	4,066.00	.00	4,066.00	12,764.00																																																																																																																							
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12/21/23	AP2174	VH1529	2,000.00		NOZZLE NOLEN INC	50% TERMITE ELECTRIC ROOM																																																																																																																							
6125	GENERAL REPAIRS / MAINT.	41,561.55	941.13	49.05	892.08	42,453.63																																																																																																																							
	<table border="0"> <tr> <th>DATE</th> <th>SOURCE</th> <th>REFERENCE</th> <th>DR-AMOUNT</th> <th>CR-AMOUNT</th> <th>DESCRIPTION</th> <th>A/P REFERENCE</th> </tr> <tr> <td>12/11/23</td> <td>AP2141</td> <td>CK1111</td> <td>843.03</td> <td></td> <td>HOME DEPOT</td> <td>SUPPLIES</td> </tr> <tr> <td>12/20/23</td> <td>GJ0178</td> <td>JE178</td> <td></td> <td>49.05</td> <td>CREDIT CARD OMAHA</td> <td></td> </tr> <tr> <td>12/20/23</td> <td>GJ0179</td> <td>JE179</td> <td>49.05</td> <td></td> <td>Adj Omaha Credit Card</td> <td></td> </tr> <tr> <td>12/20/23</td> <td>GJ0179</td> <td>JE179</td> <td>49.05</td> <td></td> <td>Adj Omaha Credit Card</td> <td></td> </tr> </table>	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	12/11/23	AP2141	CK1111	843.03		HOME DEPOT	SUPPLIES	12/20/23	GJ0178	JE178		49.05	CREDIT CARD OMAHA		12/20/23	GJ0179	JE179	49.05		Adj Omaha Credit Card		12/20/23	GJ0179	JE179	49.05		Adj Omaha Credit Card																																																																																										
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12/20/23	GJ0179	JE179	49.05		Adj Omaha Credit Card																																																																																																																								
12/20/23	GJ0179	JE179	49.05		Adj Omaha Credit Card																																																																																																																								
6150	PLUMBING / SUPPLIES	25,364.00	600.00	.00	600.00	25,964.00																																																																																																																							
	<table border="0"> <tr> <th>DATE</th> <th>SOURCE</th> <th>REFERENCE</th> <th>DR-AMOUNT</th> <th>CR-AMOUNT</th> <th>DESCRIPTION</th> <th>A/P REFERENCE</th> </tr> <tr> <td>12/07/23</td> <td>AP2138</td> <td>VH1514</td> <td>600.00</td> <td></td> <td>JEANNE MAWHINNEY</td> <td>1101B1 REIMB PLUMBING</td> </tr> </table>	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	12/07/23	AP2138	VH1514	600.00		JEANNE MAWHINNEY	1101B1 REIMB PLUMBING																																																																																																														
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12/07/23	AP2138	VH1514	600.00		JEANNE MAWHINNEY	1101B1 REIMB PLUMBING																																																																																																																							
6160	ELECTRICAL SUPPLIES	2,726.05	.00	.00	.00	2,726.05																																																																																																																							
6165	FIRE ALARM CONT. / REPAIR	17,178.79	123.05	.00	123.05	17,301.84																																																																																																																							
	<table border="0"> <tr> <th>DATE</th> <th>SOURCE</th> <th>REFERENCE</th> <th>DR-AMOUNT</th> <th>CR-AMOUNT</th> <th>DESCRIPTION</th> <th>A/P REFERENCE</th> </tr> <tr> <td>12/29/23</td> <td>RJ0001</td> <td>RJE1</td> <td>123.05</td> <td></td> <td>MTH END</td> <td></td> </tr> </table>	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	12/29/23	RJ0001	RJE1	123.05		MTH END																																																																																																															
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12/29/23	RJ0001	RJE1	123.05		MTH END																																																																																																																								
6200	LAKE MAINTENANCE	3,035.32	284.22	.00	284.22	3,319.54																																																																																																																							
	<table border="0"> <tr> <th>DATE</th> <th>SOURCE</th> <th>REFERENCE</th> <th>DR-AMOUNT</th> <th>CR-AMOUNT</th> <th>DESCRIPTION</th> <th>A/P REFERENCE</th> </tr> </table>	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE																																																																																																																					
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GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/23
Ending date: 12/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	12/30/23 AP2179 VH1549	284.22		SOLITUDE LAKE MANAGEMENT		DEC SERV
6215	LAKE FOUNTAIN REPAIRS	1,168.71	107.00	.00	107.00	1,275.71
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/30/23 AP2179 VH1545 107.00			AQUADISPLAYS INC		DEC SERV
6220	RENTAL PROPERTY EXP	2,280.00	.00	.00	.00	2,280.00
6225	GOLF CART	629.88	.00	.00	.00	629.88
7100	LAWN MAINTENANCE	58,708.65	5,337.15	.00	5,337.15	64,045.80
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/07/23 AP2138 VH1508 5,337.15			JARRIEL COMMERCIAL		DEC SERV
7150	TREE TRIMMING	16,980.00	.00	.00	.00	16,980.00
7175	FERTILIZER / PEST CONTROL	20,339.00	1,768.00	.00	1,768.00	22,107.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/21/23 AP2174 VH1530 774.00			NOZZLE NOLEN INC		PERIMETER
	12/21/23 AP2174 VH1531 774.00			NOZZLE NOLEN INC		PERIMETER
	12/30/23 AP2179 VH1560 220.00			NOZZLE NOLEN INC		40 BAIT STATIONS
8100	POOL SERVICE	5,510.00	535.00	.00	535.00	6,045.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/07/23 AP2138 VH1459 535.00			PELICAN POOL SERVICE		DEC SERV ALGAE TRMT
8110	POOL REPAIRS	2,830.00	.00	.00	.00	2,830.00
8520	TELEPHONE	2,186.22	203.27	.00	203.27	2,389.49
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/23 AP0005 VH1577 203.27			AT&T		AUTO PAY PHONE INTERNET
8528	ELECTRIC	36,515.85	3,381.71	.00	3,381.71	39,897.56
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/23 AP0001 VH1573 29.92			FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
	12/31/23 AP0001 VH1573 33.98			FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
	12/31/23 AP0001 VH1573 36.33			FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
	12/31/23 AP0001 VH1573 38.94			FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
	12/31/23 AP0001 VH1573 40.57			FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
	12/31/23 AP0001 VH1573 41.14			FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
	12/31/23 AP0001 VH1573 50.67			FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
	12/31/23 AP0001 VH1573 55.45			FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/23
Ending date: 12/31/23

Acct#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
12/31/23	AP0001 VH1573	67.49		FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
12/31/23	AP0001 VH1573	72.88		FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
12/31/23	AP0001 VH1573	75.33		FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
12/31/23	AP0001 VH1573	76.35		FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
12/31/23	AP0001 VH1573	76.94		FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
12/31/23	AP0001 VH1573	83.16		FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
12/31/23	AP0001 VH1573	87.81		FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
12/31/23	AP0001 VH1573	90.13		FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
12/31/23	AP0001 VH1573	170.72		FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
12/31/23	AP0001 VH1573	175.98		FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
12/31/23	AP0001 VH1573	246.47		FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
12/31/23	AP0001 VH1573	253.85		FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
12/31/23	AP0001 VH1573	316.53		FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
12/31/23	AP0001 VH1573	1,261.07		FLORIDA POWER & LIGHT		AUTO PAY ELECTRIC
8550	WATER / SEWER	365,654.41	38,118.87	2,698.00	35,420.87	401,075.28

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/31/23	AP0002	VH1574	26.29		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	596.88		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	619.73		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	688.28		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	718.75		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	1,117.59		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	1,155.68		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	1,254.70		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	1,308.02		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	1,361.33		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	1,400.80		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	1,422.27		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	1,445.94		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	1,684.00		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	1,729.70		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	1,744.94		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	1,882.04		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	1,912.51		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	2,034.68		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	2,036.81		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	2,087.70		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	2,204.33		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	2,308.80		CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574		2,698.00	CITY OF WEST PALM BEACH	AUTO PAY WATER
12/31/23	AP0002	VH1574	5,377.30		CITY OF WEST PALM BEACH	AUTO PAY WATER

8600	TRASH / RECYCLING	30,124.93	2,698.00	.00	2,698.00	32,822.93
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/31/23	AP0002	VH1574	2,698.00		CITY OF WEST PALM BEACH	AUTO PAY WATER

GENERAL LEDGER TRIAL BALANCE

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Ending date: 12/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8625	CABLE EXPENSE	194,313.18	18,236.90	.00	18,236.90	212,550.08
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/23 AP0003 VH1575 18,236.90 COMCAST AUTO PAY CABLE					
9500	RESERVES-ROOF	52,158.26	4,741.66	.00	4,741.66	56,899.92
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/29/23 RJ0001 RJE1 4,741.66 MTH END					
9510	RESERVES-PAINTING	195,666.63	8,333.33	.00	8,333.33	203,999.96
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/29/23 RJ0001 RJE1 8,333.33 MTH END					
9520	RESERVES-POOL	2,750.00	250.00	.00	250.00	3,000.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/29/23 RJ0001 RJE1 250.00 MTH END					
9530	RESERVES-PAVING / SEAL COAT	4,125.00	375.00	.00	375.00	4,500.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/29/23 RJ0001 RJE1 375.00 MTH END					
9540	RESERVES-ENGINEER	22,000.00	2,000.00	.00	2,000.00	24,000.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/29/23 RJ0001 RJE1 2,000.00 MTH END					
9550	RESERVES-PUMPS	4,583.26	416.66	.00	416.66	4,999.92
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/29/23 RJ0001 RJE1 416.66 MTH END					
Gnd Total:		.00	599,421.90	599,421.90	.00	.00