

OTOW Condo Association Balance Sheet

As of: 09/30/2023

Account Name	Balance
ASSETS	
Cash	
Checking Account	78,024
Money Market	100,373
Total Cash	<u>178,398</u>
Accounts Receivable	153,166
Due from PKY Pinellas	13,919
Due from SCA Pinellas Amenities	17,126
Allowance for Doubtful Accounts	-51,000
Prepaid Insurance - General	1,750,241
TOTAL ASSETS	<u>2,061,849</u>
 LIABILITIES & FUND BALANCE	
Liabilities	
Deferred Income - Service Agreement	65,026
Prepaid Dues (Summit)	1,045,207
Accounts Payable	280,584
Due to Parkway	1,213
Due to PKY Pinellas	8,349
Total Liabilities	<u>1,400,380</u>
 Fund Balance	
Calculated Fund Balance	-128,133
Calculated Prior Years Fund Balance (as of 06/30/23)	789,603
Total Fund Balance	<u>661,469</u>
TOTAL LIABILITIES & FUND BALANCE	<u>2,061,849</u>

OTOW Condo Operating Budget Report

For the Three (3) Month Period Ended September 30, 2023

Account Name	Annual Budget (100% of the year)	YTD Budget (25% of the year)	YTD Actual (25% of the year)	YTD \$ Var. 9/30/2023
Income				
Association Income - CSF Income	20,408,544	5,102,136	5,087,739	(14,397)
Association Income- CSF- Summit	-	-	1,241	1,241
Assoc Income - Interest Charges	-	-	3,019	3,019
Assoc Income- Payment Rejection	-	-	700	700
Assoc Income - Late Charges	-	-	4,075	4,075
Lease Income- Laundry Lease	145,000	36,250	13,919	(22,331)
Interest Income Synovus	-	-	550	550
Total Operating Income	20,553,544	5,138,386	5,111,243	(27,143)
Expense				
Association Expenses - Management Fees	715,392	178,848	178,848	-
Maintenance Expenses: Janitorial and Gro	6,915,456	1,728,864	1,728,362	502
Maintenance Expenses: Landscape Services	357,696	89,424	104,660	(15,236)
Maintenance Expenses: Building Maintenan	1,132,704	283,176	340,799	(57,623)
Maintenance Expenses: Remediation and Sp	59,616	14,904	22,320	(7,416)
Maintenance Expenses: Elevator Services	119,232	29,808	33,639	(3,831)
Maintenance Expenses: Electrical Service	29,808	7,452	7,452	-
Maintenance Expenses: Inspection Service	29,808	7,452	8,172	(720)
Association Expenses - Resident Backgrd	-	-	7,080	(7,080)
Cost of Services - Bulk Service Agreemen	19,872	4,968	-	4,968
Cost of Services - Gate Services	536,544	134,136	140,974	(6,838)
Cost of Services - Trash	596,160	149,040	91,753	57,287
Cost of Services - Water	1,013,472	253,368	333,241	(79,873)
Cost of Services - Wastewater & Irr	1,430,784	357,696	357,696	-
Cost of Services- Operating Cost	-	-	3,188	(3,188)
Cost of Services - Rec Amenities	2,444,256	611,064	611,064	-
G & A- Bad Debt Expense	59,616	14,904	-	14,904
G & A Expense - Postage	1,500	375	5,963	(5,588)
G & A Expense - Printing	9,800	2,450	61	2,389
G & A Expense - Bank Fees	250	63	51	12
G & A Expense - Dues & Subscriptions	5,000	1,250	5,100	(3,850)
G & A Expense- Travel	250	63	-	63
Insurance - Prop & Liability	1,822,876	455,719	572,720	(117,001)
Professional Fees- Association Audit Fee	29,808	7,452	26,805	(19,353)
Professional Fees-Association Tax Return	29,808	7,452	950	6,502
Professional Fees - Insurance Consultant	144,452	36,113	37,727	(1,614)
Professional Fees - Legal Expenses	59,616	14,904	(10,432)	25,336
R&M - Building	450,000	112,500	304,144	(191,644) ¹
R&M - Building - Elevators	238,464	59,616	54,134	5,482
R&M - Building - Monitoring Expense	-	-	7,158	(7,158)
R&M - Building - Painting	775,008	193,752	175,524	18,228
R&M - Building - Reroofs Clearwater	1,192,320	298,080	-	298,080
R&M - Streets	59,616	14,904	13,282	1,623
Taxes - Federal Income Tax Expense	250	63	-	63
Utilities- Electricity	6,035	1,509	5,244	(3,736)
Utilities- Electricity- Laundry	120,384	30,096	24,856	5,240
Utilities- Electricity- Elevators	8,393	2,098	9,612	(7,514)
Utilities-Electricity- Outside Lights	78,950	19,738	21,397	(1,660)
Utilities- Electricity- Streetlights	60,348	15,087	15,831	(744)
Total Operating Expense	20,553,544	5,138,386	5,239,376	(100,990)
Total Annual Expenses (w/o reserves)	20,553,544	5,138,386	5,239,376	(100,990)
Excess (Deficit) Operating Funds for the three (3) month period ended September 30, 2023	-	-	(128,133)	(128,133)

¹ Includes Florida SB 4-D Building Safety Law Expenses

Check Register

Date Range: 07/01/2023 to 09/30/2023

Bank Accounts: OTOW Condo Association, Inc.

Check #	Check Date	Payee Name	Amount	Notes
574	07/07/2023	Conn & Buenaventura, P.A	13,696.00	
575	07/07/2023	Conn & Buenaventura, P.A	1,128.76	
576	07/07/2023	Data Flow Communications, LLC	31.57	
577	07/07/2023	Duke Energy	1,700.85	
578	07/07/2023	Duke Energy	1,418.48	
579	07/07/2023	Duke Energy	1,301.79	
580	07/07/2023	Duke Energy	1,290.96	
581	07/07/2023	Duke Energy	1,249.01	
582	07/07/2023	Duke Energy	1,143.57	
583	07/07/2023	Duke Energy	1,125.70	
584	07/07/2023	Duke Energy	1,066.37	
585	07/07/2023	Duke Energy	975.19	
586	07/07/2023	Duke Energy	963.07	
587	07/07/2023	Duke Energy	845.25	
588	07/07/2023	Duke Energy	841.86	
589	07/07/2023	Duke Energy	745.70	
590	07/07/2023	Duke Energy	731.99	
591	07/07/2023	Duke Energy	649.01	
592	07/07/2023	Duke Energy	573.64	
593	07/07/2023	Duke Energy	528.97	
594	07/07/2023	Duke Energy	509.06	
595	07/07/2023	Duke Energy	205.97	
596	07/07/2023	Ink Spot Media	2,903.98	
597	07/07/2023	Marsh USA, Inc.	2,161,846.00	
598	07/07/2023	Parkway Maint & Mgmt. Pinellas	31,212.36	
599	07/07/2023	R2J Chemical Service, Inc.	2,970.42	
600	07/07/2023	Waste Connections of Fla, Inc.	32,803.92	
601	07/14/2023	Allied Universal Security	22,834.03	
602	07/14/2023	Parkway Maint & Mgmt. Pinellas	779,976.00	
603	07/14/2023	SCA Pinellas Amenities, LLC	203,688.00	
604	07/14/2023	SCA Pinellas Utilities, LLC	119,232.00	
605	07/14/2023	Summit Broadband	2,443.16	
606	07/21/2023	All Phase Paving & Sealing	12,500.00	
607	07/21/2023	Allied Universal Security	10,625.65	
608	07/21/2023	Atis Elevator Inspections LLC	2,100.00	
609	07/21/2023	Duke Energy	879.71	
610	07/21/2023	Duke Energy	66.47	
611	07/21/2023	Hartford Financial Services	11,074.75	
612	07/21/2023	Higher Level Drywall LLC	1,925.00	
613	07/21/2023	Mike Moody Painting and	32,790.22	

614	07/21/2023 Parkway Maint & Mgmt. Pinellas	923.57	
615	07/21/2023 Pinellas County Utilities	163,070.45	
616	07/21/2023 Pipe Restoration Solution, Inc	1,950.00	Voided
616	07/21/2023 Pipe Restoration Solution, Inc	-1,950.00	Voided
617	07/28/2023 Allied Universal Security	10,648.90	
618	07/28/2023 Dean Mead	275.00	
619	07/28/2023 Denny's Plumbing, Inc	332.75	
620	07/28/2023 Duke Energy	92.12	
621	07/28/2023 Higher Level Drywall LLC	625.00	
622	07/28/2023 National Traffic Signs, Inc.	485.67	
623	07/28/2023 Pinellas County Sheriff's Office	198.00	
624	07/28/2023 Rave Wireless, Inc	5,100.00	
625	07/28/2023 SCA Pinellas Amenities, LLC	30,874.95	
626	07/28/2023 Graywater Plumbing LLC	300.00	
627	08/04/2023 Able Builders, Inc.	1,502.11	
628	08/04/2023 Allied Universal Security	11,227.73	
629	08/04/2023 Duke Energy	4,884.58	
630	08/04/2023 Duke Energy	4,157.93	
631	08/04/2023 Duke Energy	1,056.03	
632	08/04/2023 Duke Energy	1,020.46	
633	08/04/2023 Duke Energy	913.71	
634	08/04/2023 Duke Energy	735.02	
635	08/04/2023 Duke Energy	614.11	
636	08/04/2023 Duke Energy	494.05	
637	08/04/2023 Duke Energy	405.64	
638	08/04/2023 Parkway Maint & Mgmt. Pinellas	13,635.37	
639	08/11/2023 Able Plumbing, Inc.	1,073.05	
640	08/11/2023 Allied Universal Security	10,637.29	
641	08/11/2023 CS&L CPAs	3,225.00	
642	08/11/2023 Center for Innovative	500.00	
643	08/11/2023 Conn & Buenaventura, P.A	2,555.00	
644	08/11/2023 Data Flow Communications, LLC	31.57	
645	08/11/2023 Duke Energy	1,371.37	
646	08/11/2023 Duke Energy	1,253.44	
647	08/11/2023 Duke Energy	1,166.29	
648	08/11/2023 Duke Energy	1,104.90	
649	08/11/2023 Duke Energy	1,074.21	
650	08/11/2023 Duke Energy	772.65	
651	08/11/2023 Duke Energy	740.63	
652	08/11/2023 Duke Energy	730.62	
653	08/11/2023 Duke Energy	700.17	
654	08/11/2023 Duke Energy	669.97	
655	08/11/2023 Duke Energy	529.53	
656	08/11/2023 Duke Energy	479.15	

657	08/11/2023 Duke Energy	470.47
658	08/11/2023 Duke Energy	469.71
659	08/11/2023 Duke Energy	317.87
660	08/11/2023 Earthscapes Unlimited, Inc.	2,125.00
661	08/11/2023 Engineering Systems, Inc.	141,600.54
662	08/11/2023 Higher Level Drywall LLC	1,225.00
663	08/11/2023 Jones Edmunds & Associates, In	5,600.00
664	08/11/2023 Mike Moody Painting and	40,978.86
665	08/11/2023 Parkway Maint & Mgmt. Pinellas	1,258,130.37
666	08/11/2023 Pinellas Electric Supply, Inc	1,261.11
667	08/11/2023 R2J Chemical Service, Inc.	2,970.42
668	08/11/2023 SCA Pinellas Amenities, LLC	203,688.00
669	08/11/2023 Screening Solutions, LLC	3,030.00
670	08/11/2023 Sleuth Inc.	500.00
671	08/11/2023 South Data, Inc.	52.50
672	08/11/2023 Summit Broadband	2,570.26
673	08/11/2023 Waste Connections of Fla, Inc.	31,187.01
674	08/18/2023 Allied Universal Security	10,652.18
675	08/18/2023 Atis Elevator Inspections LLC	8,085.00
676	08/18/2023 CS&L CPAs	950.00
677	08/18/2023 Duke Energy	1,000.53
678	08/18/2023 Higher Level Drywall LLC	785.00
679	08/18/2023 McDonald Pest Control	595.00
680	08/18/2023 OTOW Communities, LLC	5,962.60
681	08/18/2023 SCA Pinellas Utilities, LLC	119,232.00
682	08/18/2023 Sleuth Inc.	350.00
683	08/18/2023 Vantage Elevation LLC	7,308.38
684	08/25/2023 Allied Universal Security	10,648.90
685	08/25/2023 Atis Elevator Inspections LLC	2,475.00
686	08/25/2023 Badger Meter, Inc.	1,043.86
687	08/25/2023 Cintas Fire Protection	3,600.00
688	08/25/2023 Cooper & Associates	3,950.00
689	08/25/2023 Dean Mead	330.00
690	08/25/2023 Duke Energy	226.64
691	08/25/2023 Graywater Plumbing LLC	225.00
692	08/25/2023 Mike Moody Painting and	12,042.64
693	08/25/2023 South Data, Inc.	8.75
694	09/01/2023 Allied Universal Security	10,441.88
695	09/01/2023 Cintas Fire Protection	720.00
696	09/01/2023 Duke Energy	218.98
697	09/01/2023 Higher Level Drywall LLC	2,025.00
698	09/01/2023 McDonald Pest Control	595.00
699	09/15/2023 Able Plumbing, Inc.	327.97
700	09/15/2023 Allied Universal Security	22,309.09

701	09/15/2023 Atis Elevator Inspections LLC	495.00
702	09/15/2023 CS&L CPAs	14,365.00
703	09/15/2023 Cintas Fire Protection	678.39
704	09/15/2023 Conn & Buenaventura, P.A	5,094.32
705	09/15/2023 Data Flow Communications, LLC	31.57
706	09/15/2023 Duke Energy (CLW)	1,331.30
707	09/15/2023 Duke Energy (CLW)	1,317.52
708	09/15/2023 Duke Energy (CLW)	1,288.12
709	09/15/2023 Duke Energy (CLW)	1,216.10
710	09/15/2023 Duke Energy (CLW)	1,145.77
711	09/15/2023 Duke Energy (CLW)	1,121.64
712	09/15/2023 Duke Energy (CLW)	1,113.19
713	09/15/2023 Duke Energy (CLW)	982.23
714	09/15/2023 Duke Energy (CLW)	812.34
715	09/15/2023 Duke Energy (CLW)	787.88
716	09/15/2023 Duke Energy (CLW)	784.25
717	09/15/2023 Duke Energy (CLW)	759.59
718	09/15/2023 Duke Energy (CLW)	735.26
719	09/15/2023 Duke Energy (CLW)	719.86
720	09/15/2023 Duke Energy (CLW)	657.52
721	09/15/2023 Duke Energy (CLW)	602.91
722	09/15/2023 Duke Energy (CLW)	574.60
723	09/15/2023 Duke Energy (CLW)	530.90
724	09/15/2023 Duke Energy (CLW)	512.05
725	09/15/2023 Duke Energy (CLW)	462.78
726	09/15/2023 Duke Energy (CLW)	433.35
727	09/15/2023 Duke Energy (CLW)	426.19
728	09/15/2023 Duke Energy (CLW)	410.55
729	09/15/2023 Higher Level Drywall LLC	425.00
730	09/15/2023 IBA Technology Consultants LLC	2,990.00
731	09/15/2023 Mike Moody Painting and	54,931.58
732	09/15/2023 Parkway Maint & Mgmt. Pinellas	782,530.00
733	09/15/2023 Pinellas County Utilities	161,259.56
734	09/15/2023 R2J Chemical Service, Inc.	2,970.42
735	09/15/2023 SCA Pinellas Amenities, LLC	203,688.00
736	09/15/2023 SCA Pinellas Utilities, LLC	119,232.00
737	09/15/2023 Sarnago And Sons Recycling	295.83
738	09/15/2023 Screening Solutions, LLC	4,050.00
739	09/15/2023 Waste Connections of Fla, Inc.	30,752.90
740	09/22/2023 Allied Universal Security	10,651.10
741	09/22/2023 Atis Elevator Inspections LLC	1,320.00
742	09/22/2023 Duke Energy (CLW)	649.78
743	09/22/2023 Graywater Plumbing LLC	250.00
744	09/22/2023 Higher Level Drywall LLC	2,125.00

745	09/22/2023 Jones Edmunds & Associates, In	6,321.25
746	09/22/2023 Mike Moody Painting and	12,042.64
747	09/22/2023 Parkway Maint & Mgmt. Pinellas	1,367.56
748	09/29/2023 A&M Supply Corporation	2,492.03
749	09/29/2023 Allied Universal Security	10,428.06
750	09/29/2023 Cooper & Associates	3,395.00
751	09/29/2023 Dept of Bsn & Prof Reg	400.00
752	09/29/2023 Duke Energy (CLW)	9,518.66
753	09/29/2023 Mike Moody Painting and	12,042.64
754	09/29/2023 Pipe Restoration Solution, Inc	1,950.00
755	09/29/2023 Tri-State Drilling & Repair INC	9,750.00

Total

7,156,288.14