

OTOW Condo Association Balance Sheet

As of: 10/31/2023

Account Name	Balance
ASSETS	
Cash	
Checking Account	164,254
Money Market	301,135
Total Cash	465,389
Accounts Receivable	171,661
Allowance for Doubtful Accounts	(51,000)
Prepaid Insurance - General	1,546,758
TOTAL ASSETS	2,132,808
 LIABILITIES & FUND BALANCE	
Liabilities	
Deferred Income - Service Agreement	51,558
Prepaid Dues	1,045,207
Accounts Payable	195,275
Accounts Payable- Other	30,000
Due to Parkway	18,820
Total Liabilities	1,340,859
 Fund Balance	
Calculated Fund Balance	791,949
Total Fund Balance	791,949
TOTAL LIABILITIES & FUND BALANCE	2,132,808

OTOW Condo Operating Budget Report

For the Four (4) Month Period Ended October 31, 2023

Account Name	Annual Budget (100% of year)	YTD Budget (33% of year)	YTD Actual (33% of year)	YTD \$ Var. 10/31/2023
Income				
Association Income - CSF Income	20,408,544	6,802,848	6,805,783	2,935
Association Income- CSF- Summit	-	-	1,735	1,735
Assoc Income - Interest Charges	-	-	3,718	3,718
Assoc Income- Payment Rejection	-	-	925	925
Assoc Income - Late Charges	-	-	4,884	4,884
Income- Laundry Licensing	-	-	48,144	48,144
Interest Income Synovus	-	-	1,312	1,312
Total Operating Income	20,408,544	6,802,848	6,866,501	63,653
Expense				
Association Expenses - Management Fees	715,392	238,464	238,464	-
Maintenance Expenses: Janitorial and Gro	6,915,456	2,305,152	2,304,450	702
Maintenance Expenses: Landscape Services	357,696	119,232	135,164	(15,932)
Maintenance Expenses: Building Maintenan	1,132,704	377,568	449,974	(72,406)
Maintenance Expenses: Remediation and Sp	59,616	19,872	43,265	(23,393)
Maintenance Expenses: Elevator Services	119,232	39,744	43,619	(3,875)
Maintenance Expenses: Electrical Service	29,808	9,936	9,936	-
Maintenance Expenses: Inspection Service	29,808	9,936	13,180	(3,244)
Assoc Exp - Condo Registration	19,872	6,624	-	6,624
Association Expenses - Resident Backgrd	-	-	13,830	(13,830)
Cost of Services - Gate Services	536,544	178,848	194,834	(15,986)
Cost of Services - Trash	596,160	198,720	120,454	78,266
Cost of Services - Water	1,013,472	337,824	336,212	1,612
Cost of Services - Wastewater & Irr	1,430,784	476,928	476,928	-
Cost of Services- Operating Cost	-	-	3,188	(3,188)
Cost of Services - Rec Amenities	2,444,256	814,752	814,752	-
G & A- Bad Debt Expense	59,616	19,872	-	19,872
G & A Expense - Postage	1,500	500	11,534	(11,034)
G & A Expense - Printing	9,800	3,267	79	3,188
G & A Expense - Bank Fees	250	83	51	32
G & A Expense - Dues & Subscriptions	5,000	1,667	5,100	(3,433)
G & A Expense- Licenses	-	-	205	(205)
G & A Expense- Travel	250	83	-	83
Insurance - Prop & Liability	1,822,876	607,625	763,627	(156,001)
Professional Fees- Association Audit Fee	29,808	9,936	43,960	(34,024)
Professional Fees-Association Tax Return	29,808	9,936	950	8,986
Professional Fees - Insurance Consultant	144,452	48,151	50,303	(2,152)
Professional Fees - Legal Expenses	59,616	19,872	4,213	15,659
R&M- Building- Railings	-	-	13,000	(13,000)
R&M - Building - Monitoring Expense	-	-	10,808	(10,808)
Taxes - Federal Income Tax Expense	250	83	-	83
Utilities- Electricity	6,035	2,012	5,871	(3,860)
Utilities- Electricity- Laundry	-	-	33,711	(33,711)
Utilities- Electricity- Elevators	8,393	2,798	13,023	(10,226)
Utilities-Electricity- Outside Lights	14,069	4,690	28,496	(23,806)
Utilities- Electricity- Streetlights	14,069	4,690	16,281	(11,591)
R&M - Building	536,544	178,848	329,669	(150,821)
R&M - Building - Elevators	238,464	79,488	76,975	2,513
R&M - Building - Painting	775,008	258,336	242,492	15,844

R&M - Building - Reroofs Clearwater	1,192,320	397,440	-	397,440
R&M - Streets	59,616	19,872	15,582	4,291
Total Expense	20,408,544	6,802,848	6,864,178	(61,330)
Total Annual Expenses (w/o reserves)	20,408,544	6,802,848	6,864,178	(61,330)
Excess (Deficit) Funds for the four (4) month period ended October 31, 2023	-	-	2,322	2,322

OTOW Condo Association, Inc. Check Register

Date Range: 10/01/2023 to 10/31/2023

Check #	Check Date	Payee Name	Amount	Check Memo
756	10/06/2023	274 Gorman Clearwater	393.59	
757	10/06/2023	Able Builders, Inc.	2,731.15	Voided
757	10/06/2023	Able Builders, Inc.	-2,731.15	Voided
758	10/06/2023	Able Plumbing, Inc.	832.93	
759	10/06/2023	CS&L CPAs	-9,215.00	Voided
759	10/06/2023	CS&L CPAs	9,215.00	Voided
760	10/06/2023	Cintas Fire Protection	1,440.00	Voided
760	10/06/2023	Cintas Fire Protection	-1,440.00	Voided
761	10/06/2023	Colen & Wagoner PA	405.00	
762	10/06/2023	Conn & Buenaventura, P.A	665.00	
763	10/06/2023	Data Flow Communications, LLC	-31.57	Voided
763	10/06/2023	Data Flow Communications, LLC	31.57	Voided
764	10/06/2023	Dean Mead	385.00	
765	10/06/2023	Duke Energy (CLW)	238.71	
766	10/06/2023	Graywater Plumbing LLC	225.00	
767	10/06/2023	Higher Level Drywall LLC	735.00	
768	10/06/2023	Mike Moody Painting and	12,042.64	
769	10/06/2023	R2J Chemical Service, Inc.	2,970.42	
770	10/11/2023	Allied Universal Security	-11,287.68	Voided
770	10/11/2023	Allied Universal Security	11,287.68	Voided
771	10/11/2023	Cintas Fire Protection	1,440.00	
772	10/11/2023	Duke Energy (CLW)	1,566.48	
773	10/11/2023	Duke Energy (CLW)	1,351.13	
774	10/11/2023	Duke Energy (CLW)	1,337.74	
775	10/11/2023	Duke Energy (CLW)	1,306.86	
776	10/11/2023	Duke Energy (CLW)	1,291.51	
777	10/11/2023	Duke Energy (CLW)	1,135.09	
778	10/11/2023	Duke Energy (CLW)	1,025.01	
779	10/11/2023	Duke Energy (CLW)	893.29	
780	10/11/2023	Duke Energy (CLW)	796.68	
781	10/11/2023	Duke Energy (CLW)	767.83	
782	10/11/2023	Duke Energy (CLW)	763.28	
783	10/11/2023	Duke Energy (CLW)	754.47	
784	10/11/2023	Duke Energy (CLW)	736.57	
785	10/11/2023	Duke Energy (CLW)	711.02	
786	10/11/2023	Duke Energy (CLW)	670.26	
787	10/11/2023	Duke Energy (CLW)	666.01	
788	10/11/2023	Duke Energy (CLW)	603.74	
789	10/11/2023	Duke Energy (CLW)	490.86	
790	10/11/2023	Duke Energy (CLW)	450.83	
791	10/11/2023	Duke Energy (CLW)	449.68	

792	10/11/2023 Duke Energy (CLW)	433.62	
793	10/11/2023 Duke Energy (CLW)	431.44	
794	10/11/2023 Duke Energy (CLW)	427.80	
795	10/11/2023 Engineering Systems, Inc.	161,870.42	
796	10/11/2023 Higher Level Drywall LLC	5,350.00	Voided
796	10/11/2023 Higher Level Drywall LLC	-5,350.00	Voided
797	10/11/2023 Motion Control Engineering Inc	22,467.27	
798	10/11/2023 Quality Elevator Products, Inc	1,816.19	
799	10/11/2023 Waste Connections of Fla, Inc.	32,545.31	Voided
799	10/11/2023 Waste Connections of Fla, Inc.	-32,545.31	Voided
800	10/20/2023 All Phase Paving & Sealing	2,300.00	
801	10/20/2023 Allied Universal Security	21,286.17	
802	10/20/2023 Atis Elevator Inspections LLC	1,155.00	
803	10/20/2023 Blackjack Towing	50.00	
804	10/20/2023 Dean Mead	550.00	
805	10/20/2023 Duke Energy (CLW)	1,079.48	
806	10/20/2023 Duke Energy (CLW)	66.48	
807	10/20/2023 Fire Safety Inc	2,524.00	
808	10/20/2023 Higher Level Drywall LLC	2,755.00	
809	10/20/2023 Ink Spot Media	1,221.04	
810	10/20/2023 Jones Edmunds & Associates, In	695.25	
811	10/20/2023 Mike Moody Painting and	28,936.22	
812	10/20/2023 O2 consulting Inc	900.00	
813	10/20/2023 OTOW Communities, LLC	388.08	
814	10/20/2023 Parkway Maint & Mgmt. Pinellas	1,404.50	
815	10/20/2023 Screening Solutions, LLC	3,470.00	
816	10/20/2023 South Data, Inc.	17.50	
817	10/20/2023 Summit Broadband	2,215.50	
818	10/20/2023 Superior Fence & Rail	1,465.00	
819	10/25/2023 274 Gorman Clearwater	240.00	
820	10/25/2023 CS&L CPAs	9,215.00	
821	10/25/2023 Cintas Fire Protection	1,440.00	
822	10/25/2023 Colen & Wagoner PA	405.00	
823	10/25/2023 Data Flow Communications, LLC	44.41	
824	10/25/2023 Duke Energy (CLW)	129.38	
825	10/25/2023 Engineering Systems, Inc.	24,944.74	
826	10/25/2023 Graywater Plumbing LLC	1,025.00	
827	10/25/2023 Parkway Maint & Mgmt. Pinellas	782,437.96	
828	10/25/2023 SCA Pinellas Amenities, LLC	203,688.00	
829	10/25/2023 SCA Pinellas Utilities, LLC	119,232.00	

Total

1,440,829.08

