

OTOW Condo Association Balance Sheet

As of: 11/30/2023

Account Name	Balance
ASSETS	
Cash	
Checking Account	295,982
Money Market	301,491
Total Cash	597,473
Accounts Receivable	153,376
Allowance for Doubtful Accounts	(51,000)
Prepaid Insurance - General	1,343,276
TOTAL ASSETS	2,043,125
 LIABILITIES & FUND BALANCE	
Liabilities	
Deferred Income - Service Agreement	46,143
Prepaid Dues ¹	1,045,207
Accounts Payable	138,665
Due to Parkway	18,820
Total Liabilities	1,248,835
 Fund Balance	
Calculated Fund Balance	794,290
Total Fund Balance	794,290
TOTAL LIABILITIES & FUND BALANCE	2,043,125

¹ Related to Summit CSF collected during FY 2022-2023

OTOW Condo Operating Budget Report

For the Five (5) Month Period Ended November 30, 2023

Account Name	Annual Budget (100% of year)	YTD Budget (42% of year)	YTD Actual (42% of year)	YTD \$ Var. 11/30/2023
Income				
Association Income - CSF Income	20,408,544	8,503,560	8,503,686	126
Association Income- CSF- Summit	-	-	1,735	1,735
Assoc Income - Interest Charges	-	-	1,774	1,774
Assoc Income- Payment Rejection	-	-	1,175	1,175
Assoc Income - Late Charges	-	-	6,059	6,059
Income- Laundry Licensing	-	-	24,072	24,072
Other - Insurance Claims	-	-	(29,824)	(29,824)
Interest Income Synovus	-	-	1,668	1,668
Total Operating Income	20,408,544	8,503,560	8,510,344	6,784
Expense				
Association Expenses - Management Fees	715,392	298,080	298,080	-
Maintenance Expenses: Janitorial and Gro	6,915,456	2,881,440	2,880,538	902
Maintenance Expenses: Landscape Services	357,696	149,040	164,972	(15,932)
Maintenance Expenses: Building Maintenan	1,132,704	471,960	559,113	(87,153)
Maintenance Expenses: Remediation and Sp	59,616	24,840	51,368	(26,528)
Maintenance Expenses: Elevator Services	119,232	49,680	53,587	(3,907)
Maintenance Expenses: Electrical Service	29,808	12,420	12,420	-
Maintenance Expenses: Inspection Service	29,808	12,420	16,294	(3,874)
Assoc Exp - Condo Registration	19,872	8,280	-	8,280
Association Expenses - Resident Backgrd	-	-	13,830	(13,830)
Cost of Services - Gate Services	536,544	223,560	239,445	(15,885)
Cost of Services - Trash	596,160	248,400	151,918	96,482
Cost of Services - Water	1,013,472	422,280	489,895	(67,615)
Cost of Services - Wastewater & Irr	1,430,784	596,160	596,160	-
Cost of Services- Operating Cost	-	-	3,716	(3,716)
Cost of Services - Rec Amenities	2,444,256	1,018,440	1,018,440	-
G & A- Bad Debt Expense	59,616	24,840	-	24,840
G & A Expense - Postage	1,500	625	18,115	(17,490)
G & A Expense - Printing	9,800	4,083	6,899	(2,816)
G & A Expense - Bank Fees	250	104	159	(55)
G & A Expense - Dues & Subscriptions	5,000	2,083	5,100	(3,017)
G & A Expense- Licenses	-	-	205	(205)
G & A Expense- Travel	250	104	-	104
Insurance - Prop & Liability	1,822,876	759,532	954,534	(195,002)
Professional Fees- Association Audit Fee	29,808	12,420	43,960	(31,540)
Professional Fees-Association Tax Return	29,808	12,420	950	11,470
Professional Fees - Insurance Consultant	144,452	60,188	62,878	(2,690)
Professional Fees - Legal Expenses	59,616	24,840	2,074	22,766
R&M- Building- Railings	-	-	13,000	(13,000)
R&M - Building - Monitoring Expense	-	-	13,568	(13,568)
Taxes - Federal Income Tax Expense	250	104	-	104
Utilities- Electricity	6,035	2,515	6,653	(4,138)
Utilities- Electricity- Laundry	-	-	44,464	(44,464)
Utilities- Electricity- Elevators	8,393	3,497	16,355	(12,858)
Utilities-Electricity- Outside Lights	14,069	5,862	36,187	(30,325)
Utilities- Electricity- Streetlights	14,069	5,862	16,746	(10,884)
R&M - Building	536,544	223,560	335,545	(111,985)
R&M - Building - Elevators	238,464	99,360	76,975	22,385

R&M - Building - Painting	775,008	322,920	285,933	36,987
R&M - Building - Reroofs Clearwater	1,192,320	496,800	-	496,800
R&M - Streets	59,616	24,840	15,582	9,259
Total Operating Expense	20,408,544	8,503,560	8,505,655	(2,095)
Total Annual Expenses (w/o reserves)	20,408,544	8,503,560	8,505,655	(2,095)
Excess (Deficit) Funds for the five (5) month period ended November 30, 2023	-	-	4,689	4,689

Check Register

Date Range: 11/01/2023 to 11/30/2023

Check #	Check Date	Payee Name	Amount
830	11/03/2023	ADL Aluminum, Inc.	13,000.00
831	11/03/2023	Able Builders, Inc.	2,731.15
832	11/03/2023	Able Plumbing, Inc.	429.83
833	11/03/2023	Allied Universal Security	33,212.66
834	11/03/2023	Cintas Fire Protection	769.76
835	11/03/2023	Duke Energy (CLW)	1,033.01
836	11/03/2023	Duke Energy (CLW)	851.25
837	11/03/2023	Duke Energy (CLW)	751.74
838	11/03/2023	Duke Energy (CLW)	746.24
839	11/03/2023	Duke Energy (CLW)	638.08
840	11/03/2023	Duke Energy (CLW)	443.00
841	11/03/2023	Duke Energy (CLW)	403.04
842	11/03/2023	Florida Door Control, Inc.	290.00
843	11/03/2023	Graywater Plumbing LLC	295.00
844	11/03/2023	Higher Level Drywall LLC	4,050.00
845	11/03/2023	Innovation Industries Inc	19,400.83
846	11/03/2023	Motion Control Engineering Inc	2,119.83
847	11/03/2023	US Postmaster	1,500.00
848	11/10/2023	Able Plumbing, Inc.	111.96
849	11/10/2023	Allied Universal Security	10,648.89
850	11/10/2023	CS&L CPAs	17,155.00
851	11/10/2023	Charles W. Thomas, Tax Collect	88.20
852	11/10/2023	Cintas Fire Protection	1,440.00
853	11/10/2023	Conn & Buenaventura, P.A	1,839.76
854	11/10/2023	Data Flow Communications, LLC	31.57
855	11/10/2023	Duke Energy (CLW)	378.81
856	11/10/2023	Higher Level Drywall LLC	925.00
857	11/10/2023	Mike Moody Painting and	38,031.85
858	11/10/2023	Parkway Maint & Mgmt. Pinellas	70.00
859	11/10/2023	R2J Chemical Service, Inc.	2,970.42
860	11/10/2023	Screening Solutions, LLC	3,280.00
861	11/10/2023	Summit Broadband	2,253.52
862	11/10/2023	Waste Connections of Fla, Inc.	61,246.27
863	11/10/2023	Duke Energy (CLW)	1,560.62
864	11/10/2023	Duke Energy (CLW)	1,414.28
865	11/10/2023	Duke Energy (CLW)	1,384.21
866	11/10/2023	Duke Energy (CLW)	1,322.79
867	11/10/2023	Duke Energy (CLW)	1,320.23
868	11/10/2023	Duke Energy (CLW)	853.20
869	11/10/2023	Duke Energy (CLW)	823.72

870	11/10/2023 Duke Energy (CLW)	762.00
871	11/10/2023 Duke Energy (CLW)	749.46
872	11/10/2023 Duke Energy (CLW)	687.35
873	11/10/2023 Duke Energy (CLW)	636.06
874	11/10/2023 Duke Energy (CLW)	633.70
875	11/10/2023 Duke Energy (CLW)	536.46
876	11/10/2023 Duke Energy (CLW)	487.44
877	11/10/2023 Duke Energy (CLW)	440.16
878	11/10/2023 Duke Energy (CLW)	438.88
879	11/17/2023 Allied Universal Security	10,893.05
880	11/17/2023 Cintas Fire Protection	1,440.00
881	11/17/2023 Graywater Plumbing LLC	320.00
882	11/17/2023 Higher Level Drywall LLC	1,515.00
883	11/17/2023 Parkway Maint & Mgmt. Pinellas	779,976.00
884	11/17/2023 Pinellas County Sheriff's Office	528.00
885	11/17/2023 Pinellas County Utilities	150,713.04
886	11/17/2023 SCA Pinellas Amenities, LLC	203,688.00
887	11/17/2023 SCA Pinellas Utilities, LLC	119,232.00
888	11/17/2023 Summit Broadband	2,529.89
889	11/22/2023 Able Plumbing, Inc.	462.02
890	11/22/2023 Atis Elevator Inspections LLC	165.00
891	11/22/2023 Duke Energy (CLW)	550.27
892	11/22/2023 Engineering Systems, Inc.	5,442.21
893	11/22/2023 Higher Level Drywall LLC	5,350.00
894	11/22/2023 O2 consulting Inc	310.00
895	11/22/2023 Parkway Maint & Mgmt. Pinellas	1,783.66

1,522,085.37