

OTOW Condo Association Balance Sheet

As of: 12/31/2023

Account Name	Balance
ASSETS	
Cash	
Checking Account	41,827
Money Market	802,329
Total Cash	844,156
Accounts Receivable	159,173
Allowance for Doubtful Accounts	-51,000
Prepaid Insurance - General	1,139,794
TOTAL ASSETS	2,092,122
 LIABILITIES & FUND BALANCE	
Liabilities	
Deferred Income - Service Agreement	50,188
Prepaid Dues ¹	1,045,207
Accounts Payable	108,715
Due to Parkway	18,820
Due to PKY Pinellas	2,075
Total Liabilities	1,225,006
 Fund Balance	
Calculated Fund Balance	867,116
Total Fund Balance	867,116
TOTAL LIABILITIES & FUND BALANCE	2,092,122

¹ Related to Summit CSF collected during FY 2022-2023

OTOW Condo Operating Budget Report

For the Six (6) Month Period Ended December 31, 2023

Account Name	Annual Budget (100% of year)	YTD Budget (50% of year)	YTD Actual (50% of year)	YTD \$ Var. 12/31/2023
Income				
Association Income - CSF Income	20,408,544	10,204,272	10,199,514	-4,758
Association Income- CSF- Summit	0	0	1,735	1,735
Assoc Income - Interest Charges	0	0	2,323	2,323
Assoc Income- Payment Rejection	0	0	-800	-800
Assoc Income - Late Charges	0	0	7,284	7,284
Income- Laundry Licensing	0	0	24,072	24,072
Other - Insurance Claims	0	0	-29,824	-29,824
Interest Income Synovus	0	0	2,506	2,506
Total Operating Income	20,408,544	10,204,272	10,206,808	2,536
Expense				
Association Expenses - Management Fees	715,392	357,696	357,696	0
Maintenance Expenses: Janitorial and Gro	6,915,456	3,457,728	3,456,826	902
Maintenance Expenses: Landscape Services	357,696	178,848	194,780	-15,932
Maintenance Expenses: Building Maintenanc	1,132,704	566,352	671,562	-105,210
Maintenance Expenses: Remediation and Sp	59,616	29,808	60,238	-30,430
Maintenance Expenses: Elevator Services	119,232	59,616	63,554	-3,938
Maintenance Expenses: Electrical Service	29,808	14,904	14,904	0
Maintenance Expenses: Inspection Service	29,808	14,904	18,778	-3,874
Assoc Exp - Condo Registration	19,872	9,936	0	9,936
Association Expenses - Resident Backgrd	0	0	16,505	-16,505
Cost of Services - Gate Services	536,544	268,272	283,223	-14,951
Cost of Services - Trash	596,160	298,080	184,343	113,737
Cost of Services - Water	1,013,472	506,736	492,866	13,870
Cost of Services - Wastewater & Irr	1,430,784	715,392	715,483	-91
Cost of Services- Operating Cost	0	0	4,376	-4,376
Cost of Services - Rec Amenities	2,444,256	1,222,128	1,222,128	0
G & A- Bad Debt Expense	59,616	29,808	0	29,808
G & A Expense - Postage	1,500	750	19,516	-18,766
G & A Expense - Printing	9,800	4,900	11,092	-6,192
G & A Expense - Bank Fees	250	125	159	-34
G & A Expense - Dues & Subscriptions	5,000	2,500	5,100	-2,600
G & A Expense- Licenses	0	0	205	-205
G & A Expense- Travel	250	125	141	-16
Insurance - Prop & Liability	1,822,876	911,438	1,148,956	-237,518
Professional Fees- Association Audit Fee	29,808	14,904	43,960	-29,056
Professional Fees-Association Tax Return	29,808	14,904	950	13,954
Professional Fees - Insurance Consultant	144,452	72,226	75,454	-3,228
Professional Fees - Legal Expenses	59,616	29,808	1,891	27,917
R&M - Building	536,544	268,272	391,194	-122,922
R&M- Building- Railings	0	0	13,000	-13,000
R&M - Building - Elevators	238,464	119,232	91,105	28,127
R&M - Building - Monitoring Expense	0	0	15,922	-15,922
R&M - Building - Painting	775,008	387,504	381,328	6,176
R&M - Building - Reroofs Clearwater	1,192,320	596,160	0	596,160
R&M - Streets	59,616	29,808	15,857	13,951
Taxes - Federal Income Tax Expense	250	125	0	125
Utilities- Electricity	6,035	3,018	7,125	-4,108
Utilities- Electricity- Laundry	0	0	54,668	-54,668

Utilities- Electricity- Elevators	8,393	4,197	19,571	-15,375
Utilities-Electricity- Outside Lights	14,069	7,035	43,484	-36,450
Utilities- Electricity- Streetlights	14,069	7,035	31,353	-24,319
Total Operating Expense	20,408,544	10,204,272	10,129,293	74,979
Total Annual Expenses (w/o reserves)	20,408,544	10,204,272	10,129,293	74,979
Excess (Deficit) Funds for the six (6) month period ended December 31, 2023	-	-	77,515	(77,515)

Check Register

Date Range: 12/01/2023 to 12/31/2023

Check #	Check Date	Payee Name	Amount
896	12/01/2023	Allied Universal Security	10,642.37
897	12/01/2023	Dean Mead	495.00
898	12/01/2023	Duke Energy (CLW)	314.68
899	12/01/2023	First Impressions Printing, In	6,820.54
900	12/01/2023	Higher Level Drywall LLC	1,950.00
901	12/01/2023	Mike Moody Painting and	21,720.36
902	12/01/2023	Parkway Maint & Mgmt. Pinellas	30,595.00
903	12/01/2023	Parkway Maintenance & Manageme	7,783.84
904	12/08/2023	Allied Universal Security	11,601.91
905	12/08/2023	Data Flow Communications, LLC	31.57
906	12/08/2023	Duke Energy (CLW)	1,419.00
907	12/08/2023	Duke Energy (CLW)	950.37
908	12/08/2023	Duke Energy (CLW)	883.67
909	12/08/2023	Duke Energy (CLW)	763.28
910	12/08/2023	Duke Energy (CLW)	667.90
911	12/08/2023	Duke Energy (CLW)	634.63
912	12/08/2023	Duke Energy (CLW)	545.07
913	12/08/2023	Duke Energy (CLW)	493.05
914	12/08/2023	Duke Energy (CLW)	481.82
915	12/08/2023	Duke Energy (CLW)	449.68
916	12/08/2023	Fire Safety Inc	630.00
917	12/08/2023	Mike Moody Painting and	21,720.36
918	12/08/2023	R2J Chemical Service, Inc.	2,970.42
919	12/15/2023	Able Plumbing, Inc.	174.72
920	12/15/2023	Allied Universal Security	22,093.52
921	12/15/2023	Cintas Fire Protection	2,760.00
922	12/15/2023	Conn & Buenaventura, P.A	2,852.58
923	12/15/2023	Duke Energy (CLW)	1,874.78
924	12/15/2023	Duke Energy (CLW)	1,852.26
925	12/15/2023	Duke Energy (CLW)	1,620.64
926	12/15/2023	Duke Energy (CLW)	1,570.11
927	12/15/2023	Duke Energy (CLW)	1,566.66
928	12/15/2023	Duke Energy (CLW)	1,145.56
929	12/15/2023	Duke Energy (CLW)	943.72
930	12/15/2023	Duke Energy (CLW)	870.03
931	12/15/2023	Duke Energy (CLW)	835.81
932	12/15/2023	Duke Energy (CLW)	806.35
933	12/15/2023	Duke Energy (CLW)	737.24
934	12/15/2023	Duke Energy (CLW)	735.90
935	12/15/2023	Duke Energy (CLW)	507.49
936	12/15/2023	Duke Energy (CLW)	503.39

937	12/15/2023 Duke Energy (CLW)	487.04
938	12/15/2023 Duke Energy (CLW)	476.31
939	12/15/2023 Graywater Plumbing LLC	200.00
940	12/15/2023 Higher Level Drywall LLC	725.00
941	12/15/2023 Mike Moody Painting and	65,161.08
942	12/15/2023 Parkway Maint & Mgmt. Pinellas	779,976.00
943	12/15/2023 SCA Pinellas Amenities, LLC	203,688.00
944	12/15/2023 SCA Pinellas Utilities, LLC	119,323.00
945	12/15/2023 Summit Broadband	2,214.99
946	12/15/2023 Waste Connections of Fla, Inc.	31,463.87
947	12/22/2023 274 Gorman Clearwater	860.91
948	12/22/2023 Able Plumbing, Inc.	568.97
949	12/22/2023 Cintas Fire Protection	194.25
950	12/22/2023 Drigger's Engineering Services	300.00
951	12/22/2023 Duke Energy (CLW)	809.87
952	12/22/2023 Duke Energy (CLW)	226.68
953	12/22/2023 Engineering Systems, Inc.	55,349.28
954	12/22/2023 First Impressions Printing, In	1,048.15
955	12/22/2023 Mike Moody Painting and	9,095.63
956	12/22/2023 Parkway Maint & Mgmt. Pinellas	1,213.27
957	12/22/2023 Screening Solutions, LLC	2,675.00
958	12/28/2023 Pinellas County Sheriff's Office	660.00
		1,444,732.58
		1,444,732.58