

# OTOW Condo Association Balance Sheet

As of: 01/31/2024

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking Account	19,052
Money Market	552,766
<b>Total Cash</b>	<b>571,818</b>
Accounts Receivable	471,261
Allowance for Doubtful Accounts	-51,000
Prepaid Insurance - General	936,311
<b>TOTAL ASSETS</b>	<b>1,928,389</b>
 <b>LIABILITIES &amp; FUND BALANCE</b>	
<b>Liabilities</b>	
Deferred Income - Service Agreement	38,509
Prepaid Dues	836,425
Accounts Payable	148,833
Due to Parkway	18,820
Due to PKY Pinellas	2,250
<b>Total Liabilities</b>	<b>1,044,837</b>
 <b>Fund Balance</b>	
Calculated Fund Balance	883,553
<b>Total Fund Balance</b>	<b>883,553</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>1,928,389</b>

# OTOW Condo Operating Budget Report

For the Seven (7) Month Period Ended January 31, 2024

Account Name	Annual Budget (100% of year)	YTD Budget (60% of year)	YTD Actual (60% of year)	YTD \$ Var. 01/31/24
<b>Income</b>				
Association Income - CSF Income	20,408,544	11,904,984	11,914,555	9,571
Association Income- CSF- Summit	0	0	210,517	210,517
Assoc Income - Interest Charges	0	0	3,847	3,847
Assoc Income- Payment Rejection	0	0	-800	-800
Assoc Income - Late Charges	0	0	8,459	8,459
Income- Laundry Licensing	0	0	59,566	59,566
Other - Insurance Claims	0	0	-29,824	-29,824
Interest Income Synovus	0	0	2,943	2,943
<b>Total Operating Income</b>	<b>20,408,544</b>	<b>11,904,984</b>	<b>12,169,261</b>	<b>264,277</b>
<b>Expense</b>				
Association Expenses - Management Fees	715,392	417,312	417,312	0
Maintenance Expenses: Janitorial and Gro	6,915,456	4,034,016	4,032,914	1,102
Maintenance Expenses: Landscape Services	357,696	208,656	225,528	-16,872
Maintenance Expenses: Building Maintenan	1,132,704	660,744	785,520	-124,776
Maintenance Expenses: Remediation and Sp	59,616	34,776	71,616	-36,840
Maintenance Expenses: Elevator Services	119,232	69,552	76,089	-6,537
Maintenance Expenses: Electrical Service	29,808	17,388	17,388	0
Maintenance Expenses: Inspection Service	29,808	17,388	21,262	-3,874
Assoc Exp - Condo Registration	19,872	11,592	0	11,592
Association Expenses - Resident Backgrd	0	0	18,590	-18,590
Cost of Services - Bulk Service Agreeemen	0	0	208,782	-208,782
Cost of Services - Gate Services	536,544	312,984	326,879	-13,895
Cost of Services - Trash	596,160	347,760	213,823	133,937
Cost of Services - Water	1,013,472	591,192	645,363	-54,171
Cost of Services - Wastewater & Irr	1,430,784	834,624	834,624	0
Cost of Services- Operating Cost	0	0	6,227	-6,227
Cost of Services - Rec Amenities	2,444,256	1,425,816	1,425,816	0
G & A- Bad Debt Expense	59,616	34,776	0	34,776
G & A Expense - Postage	1,500	875	19,516	-18,641
G & A Expense - Printing	9,800	5,717	11,101	-5,384
G & A Expense - Bank Fees	250	146	159	-13
G & A Expense - Dues & Subscriptions	5,000	2,917	5,100	-2,183
G & A Expense- Licenses	0	0	205	-205
G & A Expense- Travel	250	146	461	-315
Insurance - Prop & Liability	1,822,876	1,063,344	1,339,863	-276,518
Professional Fees- Association Audit Fee	29,808	17,388	43,960	-26,572
Professional Fees-Association Tax Return	29,808	17,388	950	16,438
Professional Fees - Insurance Consultant	144,452	84,264	88,029	-3,766
Professional Fees - Legal Expenses	59,616	34,776	4,545	30,231
R&M - Building	536,544	312,984	391,194	-78,210
R&M- Building- Railings	0	0	24,514	-24,514
R&M - Building - Elevators	238,464	139,104	91,105	47,999
R&M - Building - Monitoring Expense	0	0	20,037	-20,037
R&M - Building - Painting	775,008	452,088	414,509	37,579
R&M - Building - Reroofs Clearwater	1,192,320	695,520	93,824	601,696
R&M - Streets	59,616	34,776	15,857	18,919
Taxes - Federal Income Tax Expense	250	146	0	146
Utilities- Electricity	6,035	3,520	7,575	-4,055
Utilities- Electricity- Laundry	0	0	68,215	-68,215
Utilities- Electricity- Elevators	8,393	4,896	23,320	-18,424
Utilities-Electricity- Outside Lights	14,069	8,207	51,690	-43,483
Utilities- Electricity- Streetlights	14,069	8,207	31,851	-23,644

<b>Total Operating Expense</b>	<b>20,408,544</b>	<b>11,904,984</b>	<b>12,075,309</b>	<b>-170,325</b>
<b>Total Annual Expenses (w/o reserves)</b>	<b>20,408,544</b>	<b>11,904,984</b>	<b>12,075,309</b>	<b>-170,325</b>
<b>Excess (Deficit) Funds for the seven (7) month period ending January 31, 2024</b>	<b>0</b>	<b>-0</b>	<b>93,951</b>	<b>93,952</b>

## Check Register

Date Range: 01/01/2024 to 01/31/2024

Check #	Check Date	Payee Name	Amount
959	01/02/2024	274 Gorman Clearwater	953.06
960	01/02/2024	Able Plumbing, Inc.	284.85
961	01/02/2024	Allied Universal Security	21,292.00
962	01/02/2024	Badger Meter, Inc.	1,067.64
963	01/02/2024	Cintas Fire Protection	720.00
964	01/02/2024	Cooper & Associates	2,390.00
965	01/02/2024	Duke Energy (CLW)	926.63
966	01/02/2024	Duke Energy (CLW)	777.79
967	01/02/2024	Duke Energy (CLW)	681.67
968	01/02/2024	Duke Energy (CLW)	426.93
969	01/02/2024	Duke Energy (CLW)	389.75
970	01/02/2024	Duke Energy (CLW)	98.38
971	01/02/2024	Hartford Financial Services	3,515.61
972	01/02/2024	Higher Level Drywall LLC	1,150.00
973	01/02/2024	Parkway Maint & Mgmt. Pinellas	780,501.00
974	01/02/2024	Tri-State Drilling & Repair INC	14,130.00
975	01/03/2024	Patty Soriano	141.48
976	01/05/2024	Data Flow Communications, LLC	31.57
977	01/05/2024	Duke Energy (CLW)	14,826.15
978	01/05/2024	Duke Energy (CLW)	1,477.00
979	01/05/2024	Higher Level Drywall LLC	250.00
980	01/05/2024	Ink Spot Media	3,136.30
981	01/05/2024	Mike Moody Painting and	21,138.27
982	01/05/2024	Screening Solutions, LLC	2,085.00
983	01/12/2024	ADL Aluminum, Inc.	11,513.61
984	01/12/2024	Able Plumbing, Inc.	948.59
985	01/12/2024	Allied Universal Security	11,865.81
986	01/12/2024	Cintas Fire Protection	1,440.00
987	01/12/2024	Conn & Buenaventura, P.A	5,950.00
988	01/12/2024	Duke Energy (CLW)	1,701.97
989	01/12/2024	Duke Energy (CLW)	1,642.86
990	01/12/2024	Duke Energy (CLW)	1,426.47
991	01/12/2024	Duke Energy (CLW)	1,285.61
992	01/12/2024	Duke Energy (CLW)	1,059.20
993	01/12/2024	Duke Energy (CLW)	1,051.14
994	01/12/2024	Duke Energy (CLW)	853.96
995	01/12/2024	Duke Energy (CLW)	781.84
996	01/12/2024	Duke Energy (CLW)	748.80
997	01/12/2024	Duke Energy (CLW)	744.24
998	01/12/2024	Duke Energy (CLW)	713.79
999	01/12/2024	Duke Energy (CLW)	710.79
1000	01/12/2024	Duke Energy (CLW)	654.97
1001	01/12/2024	Duke Energy (CLW)	469.18
1002	01/12/2024	Duke Energy (CLW)	464.71
1003	01/12/2024	Duke Energy (CLW)	424.08
1004	01/12/2024	Duke Energy (CLW)	422.63
1005	01/12/2024	Higher Level Drywall LLC	250.00
1006	01/12/2024	Invictus Mitigation, LLC dba VetCor of Pinellas County	711.78
1007	01/12/2024	Parkway Maint & Mgmt. Pinellas	3,186.16
1008	01/12/2024	Patty Soriano	141.48
1009	01/12/2024	R2J Chemical Service, Inc.	2,970.42
1010	01/12/2024	SCA Pinellas Amenities, LLC	203,688.00
1011	01/12/2024	SCA Pinellas Utilities, LLC	119,141.00
1012	01/12/2024	South Data, Inc.	8.62

1013	01/12/2024	Summit Broadband	210,996.66
1014	01/12/2024	Waste Connections of Fla, Inc.	32,424.32
1015	01/19/2024	Allied Universal Security	22,016.54
1016	01/19/2024	Data Flow Communications, LLC	2,566.80
1017	01/19/2024	Duke Energy (CLW)	773.50
1018	01/19/2024	Graywater Plumbing LLC	250.00
1019	01/19/2024	Mike Moody Painting and	12,042.64
1020	01/19/2024	Parkway Maint & Mgmt. Pinellas	595.00
1021	01/19/2024	Pinellas County Utilities	149,526.68
1022	01/30/2024	274 Gorman Clearwater	689.12
1023	01/30/2024	Able Plumbing, Inc.	503.17
1024	01/30/2024	Allied Universal Security	10,619.83
1025	01/30/2024	Cintas Fire Protection	2,209.76
1026	01/30/2024	Dean Mead	1,375.00
1027	01/30/2024	Duke Energy (CLW)	222.55
1028	01/30/2024	Higher Level Drywall LLC	1,360.00
1029	01/30/2024	Pinellas County Sheriff's Office	66.00
1030	01/30/2024	Sarnago And Sons Recycling	275.23
			<b>1,697,875.59</b>
			<b>1,697,875.59</b>