

# OTOW Condo Association Balance Sheet

As of: 02/29/2024

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking Account	63,606.43
Money Market	728,157.27
<b>Total Cash</b>	<b>791,763.70</b>
Accounts Receivable	155,835.65
Due from PKY Pinellas	252,000.00
Allowance for Doubtful Accounts	(51,000.00)
Prepaid Insurance - General	732,828.87
<b>TOTAL ASSETS</b>	<b>1,881,428.22</b>
 <b>LIABILITIES &amp; FUND BALANCE</b>	
<b>Liabilities</b>	
Deferred Income - Service Agreement	38,429.05
Prepaid Dues	586,552.15
Accounts Payable	422,561.57
Due to Parkway	18,820.00
Due to PKY Pinellas	600.00
<b>Total Liabilities</b>	<b>1,066,962.77</b>
 <b>FUND BALANCE</b>	
Calculated Fund Balance	814,465.45
<b>Total Fund Balance</b>	<b>814,465.45</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>1,881,428.22</b>

## OTOW Condo Operating Budget Report

For the (8) Month Period Ended February 29, 2024

Account Name	Annual Budget (100% of year)	YTD Budget (67% of year)	YTD Actual (67% of year)	YTD \$ Var. (67% of year)
<b>Income</b>				
Association Income - CSF Income	20,408,544	13,605,696	13,611,555	5,859
Association Income- CSF- Summit	0	0	460,390	460,390
Assoc Income - Interest Charges	0	0	5,434	5,434
Assoc Income- Payment Rejection	0	0	(1,200)	(1,200)
Assoc Income - Late Charges	0	0	9,259	9,259
Income- Laundry Licensing	0	0	59,566	59,566
Other Income - Miscellaneous	0	0	600	600
Other - Insurance Claims	0	0	(29,824)	(29,824)
Interest Income Synovus	0	0	3,334	3,334
<b>Total Operating Income</b>	<b>20,408,544</b>	<b>13,605,696</b>	<b>14,119,113</b>	<b>513,417</b>
<b>Expense</b>				
Association Expenses - ACH Rebates	0	0	16,276	(16,276)
Association Expenses - Management Fees	715,392	476,928	476,928	0
Maintenance Expenses: Janitorial and Gro	6,915,456	4,610,304	4,609,202	1,102
Maintenance Expenses: Landscape Services	357,696	238,464	255,336	(16,872)
Maintenance Expenses: Building Maintenanc	700,704	467,136	683,000	(215,864)
Maintenance Expenses: Remediation and Sp	59,616	39,744	83,664	(43,920)
Maintenance Expenses: Elevator Services	119,232	79,488	86,056	(6,568)
Maintenance Expenses: Electrical Service	29,808	19,872	19,872	0
Maintenance Expenses: Inspection Service	29,808	19,872	23,746	(3,874)
Assoc Exp - Condo Registration	19,872	13,248	0	13,248
Association Expenses - Resident Backgrd	0	0	22,105	(22,105)
Cost of Services - Bulk Service Agreemen	0	0	458,655	(458,655)
Cost of Services - Gate Services	536,544	357,696	383,915	(26,219)
Cost of Services - Trash	596,160	397,440	248,759	148,681
Cost of Services - Water	1,013,472	675,648	648,333	27,315
Cost of Services - Wastewater & Irr	1,430,784	953,856	953,856	0
Cost of Services- Operating Cost	0	0	6,755	(6,755)
Cost of Services - Rec Amenities	2,444,256	1,629,504	1,629,504	0
G & A- Bad Debt Expense	59,616	39,744	0	39,744
G & A Expense - Postage	1,500	1,000	19,552	(18,552)
G & A Expense - Printing	9,800	6,533	11,101	(4,568)
G & A Expense - Bank Fees	250	167	159	8
G & A Expense - Dues & Subscriptions	5,000	3,333	5,100	(1,767)
G & A Expense- Licenses	0	0	205	(205)
G & A Expense- Travel	250	167	283	(116)
Insurance - Prop & Liability	1,822,876	1,215,251	1,530,769	(315,519)
Professional Fees- Association Audit Fee	29,808	19,872	45,135	(25,263)
Professional Fees-Association Tax Return	29,808	19,872	950	18,922
Professional Fees - Insurance Consultant	144,452	96,301	100,605	(4,304)
Professional Fees - Legal Expenses	59,616	39,744	13,407	26,337
R&M - Building	536,544	357,696	479,610	(121,914)
R&M- Building- Railings	382,000	254,667	85,289	169,377
R&M - Building - Elevators	238,464	158,976	93,113	65,863
R&M - Building - Monitoring Expense	50,000	33,333	53,835	(20,502)
R&M - Building - Painting	775,008	516,672	443,445	73,227
R&M - Building - Reroofs Clearwater	1,192,320	794,880	372,528	422,352
R&M - Streets	59,616	39,744	16,182	23,562
Taxes - Federal Income Tax Expense	250	167	0	167
Utilities- Electricity	6,035	4,023	8,629	(4,605)
Utilities- Electricity- Laundry	0	0	80,923	(80,923)
Utilities- Electricity- Elevators	8,393	5,595	26,850	(21,254)
Utilities-Electricity- Outside Lights	14,069	9,379	58,998	(49,619)
Utilities- Electricity- Streetlights	14,069	9,379	41,619	(32,240)
<b>Total Operating Expense</b>	<b>20,408,544</b>	<b>13,605,696</b>	<b>14,094,249</b>	<b>(488,553)</b>
Total Annual Expenses (w/o reserves)	20,408,544	13,605,696	14,119,113	(488,553)
<b>Excess (Deficit)funds for the eight (8) month period ending February 29, 2024</b>	<b>0</b>	<b>(0)</b>	<b>24,864</b>	<b>24,865</b>

# Check Register

Date Range: 02/01/2024 to 02/29/2024

Check #	Check Date	Payee Name	Amount
1031	02/02/2024	274 Gorman Clearwater	473.06
1032	02/02/2024	Able Plumbing, Inc.	869.47
1033	02/02/2024	Allied Universal Security	11,019.59
1034	02/02/2024	Cintas Fire Protection	985.00
1035	02/02/2024	Duke Energy (CLW)	1,287.85
1036	02/02/2024	Duke Energy (CLW)	919.40
1037	02/02/2024	Duke Energy (CLW)	853.13
1038	02/02/2024	Duke Energy (CLW)	811.51
1039	02/02/2024	Duke Energy (CLW)	624.94
1040	02/02/2024	Duke Energy (CLW)	446.80
1041	02/02/2024	Duke Energy (CLW)	436.33
1042	02/02/2024	Graywater Plumbing LLC	550.00
1043	02/02/2024	Higher Level Drywall LLC	3,700.00
1044	02/02/2024	Mike Moody Painting and	21,138.27
1045	02/02/2024	Parkway Maint & Mgmt. Pinellas	1,289.15
1046	02/09/2024	274 Gorman Clearwater	955.26
1047	02/09/2024	Alan's Roofing Inc	93,824.33
1048	02/09/2024	Allied Universal Security	10,648.91
1049	02/09/2024	Cintas Fire Protection	920.00
1050	02/09/2024	Conn & Buenaventura, P.A	7,385.00
1051	02/09/2024	Data Flow Communications, LLC	31.57
1052	02/09/2024	Duke Energy (CLW)	2,397.58
1053	02/09/2024	Duke Energy (CLW)	2,238.95
1054	02/09/2024	Duke Energy (CLW)	2,237.76
1055	02/09/2024	Duke Energy (CLW)	1,957.99
1056	02/09/2024	Duke Energy (CLW)	1,882.08
1057	02/09/2024	Duke Energy (CLW)	1,517.47
1058	02/09/2024	Duke Energy (CLW)	978.22
1059	02/09/2024	Duke Energy (CLW)	964.39
1060	02/09/2024	Duke Energy (CLW)	921.83
1061	02/09/2024	Duke Energy (CLW)	905.27
1062	02/09/2024	Duke Energy (CLW)	869.23
1063	02/09/2024	Duke Energy (CLW)	669.94
1064	02/09/2024	Duke Energy (CLW)	596.24
1065	02/09/2024	Duke Energy (CLW)	528.79
1066	02/09/2024	Duke Energy (CLW)	509.51
1067	02/09/2024	Duke Energy (CLW)	504.91
1068	02/09/2024	Duke Energy (CLW)	331.61
1069	02/09/2024	Higher Level Drywall LLC	900.00
1070	02/09/2024	National Traffic Signs, Inc.	1,035.76
1071	02/09/2024	Pinellas County Sheriff's Office	528.00
1072	02/09/2024	R2J Chemical Service, Inc.	2,970.42

1073	02/09/2024	Screening Solutions, LLC	3,515.00
1074	02/09/2024	South Data, Inc.	8.64
1075	02/09/2024	USA Blue Book	3,431.50
1076	02/09/2024	Waste Connections of Fla, Inc.	29,479.99
1077	02/16/2024	Alan's Roofing Inc	93,824.33
1078	02/16/2024	Cintas Fire Protection	1,720.00
1079	02/16/2024	Higher Level Drywall LLC	1,050.00
1080	02/16/2024	Parkway Maint & Mgmt. Pinellas	779,976.00
1081	02/16/2024	Pasco Pipe Supply, Inc.	1,083.24
1082	02/16/2024	SCA Pinellas Amenities, LLC	203,688.00
1083	02/16/2024	SCA Pinellas Utilities, LLC	119,232.00
1084	02/16/2024	Summit Broadband	252,088.12
1085	02/23/2024	ADL Aluminum, Inc.	60,775.75
1086	02/23/2024	Able Plumbing, Inc.	309.48
1087	02/23/2024	Allied Universal Security	20,901.09
1088	02/23/2024	Cintas Fire Protection	2,040.00
1089	02/23/2024	Duke Energy (CLW)	922.19
1090	02/23/2024	Duke Energy (CLW)	65.81
1091	02/23/2024	Florida Door Control, Inc.	3,603.10
1092	02/23/2024	Higher Level Drywall LLC	1,200.00
1093	02/23/2024	Mike Moody Painting and	28,936.22
			<b>1,792,465.98</b>

**Total** **1,792,465.98**