

CAPITAL REALTY ADVISORS, INC.

Licensed Real Estate Broker
Property Management, Leasing & Sales
Association Management & Accounting

600 SANDTREE DRIVE, SUITE 109
PALM BEACH GARDENS, FL 33403
Tel: 561.624.5888 / Fax: 561.624.5827
www.capitalrealtyadvisors.com

To: The Isles – Board of Directors
From: Capital Realty Advisors, Inc.
Re: Monthly Financial Report for March 2024
Date: April 18, 2024

OPERATING CASH (#1107, #1108, #1109)

Prior Balance	\$744,980.36
Current Balance	
Valley National	\$414,118.75
Valley National X0532	\$32,435.92
Bank Florida	\$203,484.16*
Total	<u>\$650,038.83</u>
Increase/ (Decrease)	(\$94,941.53)

Note: \$200,000 is in a CD with BankFlorida

EXPENSES/NET INCOME

Current Month Expense Variance	\$29,604.80
Year-To-Date Expense Variance	\$80,729.12
Actual Year-To-Date Net Income (Loss)	\$81,932.36

ADMINISTRATIVE EXPENSE

6030 – Legal Fees – Overage of (\$721.67) for the month represents Attorney’s attendance at Annual Meeting & Election plus general counsel and collections.

6055 – Review/Audit/Tax Prep – Overage of (\$5,366.67) for the month represents CPA’s audit report for year-end 2023 and completion of 2023 tax return.

OPERATIONAL EXPENSES

6194 – Irrigation Repairs and Parts – Overage of (\$1,254.43) for the month represents February wet check parts, as well as repairing of a couple of main line breaks.

6230 – Pool Repairs – Overage of (\$3,192.52) for the month represents algae treatments, replacement of filter grids, repair to a pump valve, stabilizer and phosphate treatment.

UTILITIES

6290 – Electricity – Overage of (\$391.52) for the month represents actual usage.

NOTE: All other expenses for the month have less than a \$200.00 overage, were within the budgeted amount or are expensed on an as-needed basis.

COLLECTIONS

As of March 31, 2024, the total amount due the Association is \$9,734.57. Two (2) accounts are over 90 days past due and have been turned over to the attorney for collection which total \$7,118.50. One account had a closing so dues collected at closing. Remaining accounts are small numbers that should be paid with 2nd quarter assessment billing.

The Isles Homeowners Association, Inc.(#444)

Balance Sheet

As of 03/31/24

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
ASSETS					
1000	Valley Bank-Operating (3/24)	414,118.75			414,118.75
1107	VALLEY OPERATING X0532	32,435.92			32,435.92
1108	Bank Florida-Operating	3,484.16			3,484.16
1109	BankFlorida CD- 08/2024	200,000.00			200,000.00
1120	MorganStanley-Reserve		317,738.13		317,738.13
1122	Anchor Bank CD 12/20/24 4.88%		150,000.00		150,000.00
1123	ANCHOR BANK MMK RESV		177,055.74		177,055.74
1130	Petty Cash	200.00			200.00
1146	Due From IRS to Reserve		539.00		539.00
1150	Accounts Receivable	9,734.57			9,734.57
1154	Accounts Receivable Paloma	9,175.00			9,175.00
1155	Other Receivables (Fraud)	9,706.10			9,706.10
1160	Prepaid Insurance	29,825.20			29,825.20
1165	Prepaid Expenses	5,500.00			5,500.00
	TOTAL ASSETS	714,179.70	645,332.87	.00	1,359,512.57
LIABILITIES & EQUITY					
LIABILITIES:					
3050	Accounts Payable	22,109.07			22,109.07
3065	Damage Deposits	700.00			700.00
3070	Prepaid Owner Assessments	51,842.00			51,842.00
3098	Deferred Income - Comcast	24,567.91			24,567.91
	Subtotal Liabilities	99,218.98	.00	.00	99,218.98
RESERVES:					
3430	Reserves - Pooled Method		497,703.23		497,703.23
3477	Reserves - Contingency		101,926.89		101,926.89
3478	Reserves - Comm Wide Oak Tree		31,250.00		31,250.00
3480	Reserves - Interest		14,452.75		14,452.75
	Subtotal Reserves	.00	645,332.87	.00	645,332.87
EQUITY:					
3495	Capital Contribution	41,050.00			41,050.00
3497	Capital Contributions-Exp	(2,075.21)			(2,075.21)
3500	Retained Earnings	494,053.57			494,053.57
	Current Year Net Income/(Loss)	81,932.36	.00	.00	81,932.36
	Subtotal Equity	614,960.72	.00	.00	614,960.72
	TOTAL LIABILITIES & EQUITY	714,179.70	645,332.87	.00	1,359,512.57

The Isles Homeowners Association, Inc.(#444)
Income/Expense Statement
Period: 03/01/24 to 03/31/24

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
05010 Members Assessments	211,682.66	211,682.67	(.01)	635,048.00	635,048.01	(.01)	2,540,192.00
05020 Late Fee Interest	(27.18)	.00	(27.18)	229.30	.00	229.30	.00
05030 Interest Income	755.01	125.00	630.01	1,185.07	375.00	810.07	1,500.00
05032 Interest Income - Reserves	1,186.85	.00	1,186.85	3,847.17	.00	3,847.17	.00
05050 Late Fees	(88.90)	.00	(88.90)	749.97	.00	749.97	.00
05055 Keys and Fobs	25.00	.00	25.00	350.00	.00	350.00	.00
05065 Club House Rentals	.00	.00	.00	450.00	.00	450.00	.00
05080 Misc Income	.00	208.33	(208.33)	.00	624.99	(624.99)	2,500.00
05083 Median Reimbursement Income	.00	1,536.08	(1,536.08)	.00	4,608.24	(4,608.24)	18,433.00
05098 Comcast Income	708.33	708.33	.00	2,124.99	2,124.99	.00	8,500.00
Subtotal Income	214,241.77	214,260.41	(18.64)	643,984.50	642,781.23	1,203.27	2,571,125.00
EXPENSES							
Administrative Expenses							
06020 Property Management	8,356.00	8,356.25	.25	25,068.00	25,068.75	.75	100,275.00
06030 Legal Fees	1,555.00	833.33	(721.67)	2,942.50	2,499.99	(442.51)	10,000.00
06050 Office & Meeting Expense	313.65	437.50	123.85	1,635.58	1,312.50	(323.08)	5,250.00
06055 Revew/Audit/Tax Prep	5,950.00	583.33	(5,366.67)	5,950.00	1,749.99	(4,200.01)	7,000.00
06070 Licensing Fees & Taxes	61.25	166.67	105.42	561.25	500.01	(61.24)	2,000.00
06080 Insurance	3,873.11	4,070.83	197.72	11,619.33	12,212.49	593.16	48,850.00
06090 Bad Debt	.00	83.33	83.33	.00	249.99	249.99	1,000.00
06095 Postage	250.00	266.67	16.67	745.00	800.01	55.01	3,200.00
Administrative Expenses	20,359.01	14,797.91	(5,561.10)	48,521.66	44,393.73	(4,127.93)	177,575.00
Operational Expenses							
06160 Landscape Maintenance	56,943.33	60,979.17	4,035.84	170,829.99	182,937.51	12,107.52	731,750.00
06162 Hood Road Maintenance	.00	125.00	125.00	2,165.87	375.00	(1,790.87)	1,500.00
06163 Military Median Maint.	2,233.05	3,072.08	839.03	6,723.42	9,216.24	2,492.82	36,865.00
06165 Tree Maintenance	6,313.00	21,666.67	15,353.67	48,813.25	65,000.01	16,186.76	260,000.00
06170 Landscape Replacements	2,078.00	10,416.67	8,338.67	4,181.75	31,250.01	27,068.26	125,000.00
06177 Pest Control	.00	177.50	177.50	171.00	532.50	361.50	2,130.00
06180 Lake Maintenance	1,276.43	2,550.00	1,273.57	3,829.29	7,650.00	3,820.71	30,600.00
06191 Tennis Court Maintenance	.00	375.00	375.00	.00	1,125.00	1,125.00	4,500.00
06194 Irrigation Repairs & Parts	6,671.10	5,416.67	(1,254.43)	13,137.81	16,250.01	3,112.20	65,000.00
06200 Misc Repair/Maintenance	.00	250.00	250.00	.00	750.00	750.00	3,000.00
06201 Holiday Lighting	.00	541.67	541.67	.00	1,625.01	1,625.01	6,500.00
06203 Sidewalk Repairs	.00	5,000.00	5,000.00	.00	15,000.00	15,000.00	60,000.00
06205 Janitorial	955.00	1,250.00	295.00	2,865.00	3,750.00	885.00	15,000.00
06207 Clubhouse R & M	465.45	1,350.00	884.55	2,685.48	4,050.00	1,364.52	16,200.00
06210 Golf Cart Rental	214.00	216.67	2.67	642.00	650.01	8.01	2,600.00
06220 Pressure Cleaning	.00	1,833.33	1,833.33	.00	5,499.99	5,499.99	22,000.00
06225 Pool Maintenance	1,288.00	1,291.67	3.67	3,864.00	3,875.01	11.01	15,500.00
06230 Pool Repairs	3,692.52	500.00	(3,192.52)	3,827.52	1,500.00	(2,327.52)	6,000.00
06240 Security	214.00	191.67	(22.33)	633.69	575.01	(58.68)	2,300.00
06255 Camera Maintenance	.00	377.08	377.08	1,123.50	1,131.24	7.74	4,525.00
Operational Expenses	82,343.88	117,580.85	35,236.97	265,493.57	352,742.55	87,248.98	1,410,970.00

Utilities

The Isles Homeowners Association, Inc.(#444)
 Income/Expense Statement
 Period: 03/01/24 to 03/31/24

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
06290	Electricity	7,391.52	7,000.00	(391.52)	23,214.95	21,000.00	(2,214.95)	84,000.00
06295	Water/Sewer	5,722.30	6,250.00	527.70	18,006.39	18,750.00	743.61	75,000.00
06305	Cable TV	32,589.65	33,568.75	979.10	97,772.58	100,706.25	2,933.67	402,825.00
06310	Telephone	147.11	144.58	(2.53)	449.92	433.74	(16.18)	1,735.00
06325	Security Monitoring	4,055.30	4,058.33	3.03	12,165.90	12,174.99	9.09	48,700.00
	Utilities	49,905.88	51,021.66	1,115.78	151,609.74	153,064.98	1,455.24	612,260.00
	Reserve Funding							
06480	Reserves: Pooled Method	.00	.00	.00	51,855.00	51,855.00	.00	207,420.00
06490	Reserves: Interest	1,186.85	.00	(1,186.85)	3,847.17	.00	(3,847.17)	.00
06530	Reserves:Comnty Wide Oak Tree	.00	.00	.00	31,250.00	31,250.00	.00	125,000.00
06540	Reserves: Contingency	.00	.00	.00	9,475.00	9,475.00	.00	37,900.00
	Reserve Funding	1,186.85	.00	(1,186.85)	96,427.17	92,580.00	(3,847.17)	370,320.00
	TOTAL EXPENSES	153,795.62	183,400.42	29,604.80	562,052.14	642,781.26	80,729.12	2,571,125.00
	CURRENT YEAR NET INCOME/(LOSS)	60,446.15	30,859.99	29,586.16	81,932.36	(.03)	81,932.39	.00

DATE: 4/17/24
TIME: 12:57 PM

The Isles Homeowners Association, Inc. (#444)
AGED OWNER BALANCES: AS OF Mar. 31, 2024

PAGE 2

R E P O R T S U M M A R Y

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 90	OVER 365	TOTAL
A1		Maintenance Fee	1150	0.00	5715.00	3062.00	0.00	8777.00
01		Late Fees	1150	0.00	579.95	153.10	0.00	733.05
02		NSF charges	1150	0.00	0.00	25.00-	0.00	25.00-
04		Interest	1150	0.00	204.22	45.30	0.00	249.52
GRAND TOTAL:				0.00	6499.17	3235.40	0.00	9734.57

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01150	Accounts Receivable	9734.57
T O T A L		\$9734.57

-- End of report --

DATE: 4/17/24
TIME: 12:57 PM

The Isles Homeowners Association, Inc. (#444)
AGED OWNER BALANCES: AS OF Mar. 31, 2024
ACCOUNT NUMBER SEQUENCE

PAGE 1

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 90	OVER 365	TOTAL	STATUS
111	36	KARA KIDD	0.00	25.00	0.00	0.00	25.00	
164	71	Louis & Dorothea Tribuiani	0.00	1929.05	1630.20	0.00	3559.25	Attorney Action
169	28	Gregory & Larisa Dolan	0.00	103.81	0.00	0.00	103.81	30 DAYS LATE
170	68	Luis & Raphaela Collazo	0.00	1929.05	1630.20	0.00	3559.25	Attorney Action
174	66	Patricia Corry	0.00	186.00	0.00	0.00	186.00	
209	51	Gloria Smith	0.00	28.08	0.00	0.00	28.08	30 DAYS LATE
301	1	Robert & Teresa Lesko	0.00	81.00	0.00	0.00	81.00	
400	104	AMBER HARRIS	0.00	1894.08	0.00	0.00	1894.08	30 DAYS LATE
1205	289	George & Sheila Franklin	0.00	298.10	0.00	0.00	298.10	30 DAYS LATE
1361	359	Robert Lembkey Trustee	0.00	25.00	25.00	0.00	0.00	
TOTAL:			0.00	6499.17	3235.40	0.00	9734.57	

DATE: 4/18/24
TIME: 2:00 PM

The Isles Homeowners Association, Inc. (#444)
AGED OWNER BALANCES: AS OF Apr. 18, 2024
ACCOUNT NUMBER SEQUENCE

PAGE 1

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 90	OVER 365	TOTAL	STATUS
134	86	Sheila Tierney	1717.00	0.00	0.00	0.00	1717.00	
164	71	Louis & Dorothea Tribuiani	1717.00	212.05	3347.20	0.00	5276.25	Attorney Action
169	28	Gregory & Larisa Dolan	0.00	103.81	0.00	0.00	103.81	30 DAYS LATE
170	68	Luis & Raphaela Collazo	1717.00	212.05	3347.20	0.00	5276.25	Attorney Action
174	66	Patricia Corry	372.00	0.00	0.00	0.00	372.00	
185	20	Neal & Joan Sorensen	89.10	0.00	0.00	0.00	89.10	
204	63	Michelle G Meadows Trustee	187.00	0.00	0.00	0.00	187.00	
209	51	Gloria Smith	1778.00	28.08	0.00	0.00	1806.08	30 DAYS LATE
400	104	AMBER HARRIS	1778.00	116.08	1778.00	0.00	3672.08	30 DAYS LATE
409	113	Linda Susan Turnbull	1778.00	0.00	0.00	0.00	1778.00	
504	120	Cynthia E Perry	1717.00	0.00	0.00	0.00	1717.00	pd
522	137	Joseph John Battaglia	1717.00	0.00	0.00	0.00	1717.00	
549	125	Andrew & Diane Squassoni	1717.00	0.00	0.00	0.00	1717.00	
615	159	David & Leann Cesario	1431.00	0.00	0.00	0.00	1431.00	
621	162	Deborah Torhanova	202.00	0.00	0.00	0.00	202.00	
685	194	Jean Pierre & Dolores Ayad	1590.00	0.00	0.00	0.00	1590.00	
687	195	Dwan & Judith Siders	1590.00	0.00	0.00	0.00	1590.00	pd
803	215	Patrick & Peggy Ohara	1717.00	0.00	0.00	0.00	1717.00	
805	216	Sergio & Irene Levi-Minzi	428.00	0.00	0.00	0.00	428.00	
807	217	Elona Lennitt	1717.00	0.00	0.00	0.00	1717.00	pd
841	234	Wassim & Sanaa El-Dakkak	1717.00	0.00	0.00	0.00	1717.00	
843	235	Elliot & Linda Smith	1717.00	0.00	0.00	0.00	1717.00	
847	237	Robert & Theresa Anzalone	1717.00	0.00	0.00	0.00	1717.00	pd
857	268	Karen Elizabeth Roop	1590.00	0.00	0.00	0.00	1590.00	
900	264	Leanne L Povolny	1590.00	0.00	0.00	0.00	1590.00	pd
901	239	Dominic & Louise Capponi	1590.00	0.00	0.00	0.00	1590.00	
908	260	Edward and Anna Galonek	1590.00	0.00	0.00	0.00	1590.00	pd
910	259	Bertha B. Matics, Trustee	1590.00	0.00	0.00	0.00	1590.00	pd
914	257	Barbara Siegel	1590.00	0.00	0.00	0.00	1590.00	
915	246	Timothy & Carol Wagman	1590.00	0.00	0.00	0.00	1590.00	
923	250	Robert & Deborah Beard	1590.00	0.00	0.00	0.00	1590.00	
925	251	Audrey Hoffman	1590.00	0.00	0.00	0.00	1590.00	
1005	308	Janie Neville Broadstreet, Tru	1778.00	0.00	0.00	0.00	1778.00	
1011	311	Ann K Casey	1778.00	0.00	0.00	0.00	1778.00	
1013	312	Gabrio & Lisa Badolati	1778.00	0.00	0.00	0.00	1778.00	
1108	282	William & Elizabeth Wagner	1778.00	0.00	0.00	0.00	1778.00	
1204	303	Robert, Jr. & Christine Murphy	1717.00	0.00	0.00	0.00	1717.00	
1205	289	George & Sheila Franklin	1717.00	112.10	186.00	0.00	2015.10	30 DAYS LATE
1225	299	Allen and Linda Rosenberg	1717.00	0.00	0.00	0.00	1717.00	
1319	338	Spencer & Patricia Markatos	1717.00	0.00	0.00	0.00	1717.00	
1323	340	Emilio & Sandra Badaro	1717.00	0.00	0.00	0.00	1717.00	
1329	343	Jozef & Krystyna Wolek	1717.00	0.00	0.00	0.00	1717.00	
1339	348	Carlos & Susan Del Portal	1717.00	0.00	0.00	0.00	1717.00	
1341	349	Roni Devack	1717.00	0.00	0.00	0.00	1717.00	pd
1343	350	Sandra Hart & Robert Homiak	1717.00	0.00	0.00	0.00	1717.00	
1344	374	James & Carol Boucher	1590.00	0.00	0.00	0.00	1590.00	
1346	373	Simone Milazzo	1590.00	0.00	0.00	0.00	1590.00	
1349	353	William & Eileen Williams	1717.00	0.00	0.00	0.00	1717.00	

Closing
4/16/24

DATE: 4/18/24
TIME: 2:00 PM

The Isles Homeowners Association, Inc. (#444)

AGED OWNER BALANCES: AS OF Apr. 18, 2024

ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 90	OVER 365	TOTAL	STATUS
1361	359	Robert Lembkey Trustee	1717.00	0.00	0.00	0.00	1717.00	
1362	365	Anthony & Janice Cassa	1590.00	0.00	0.00	0.00	1590.00	7d
1370	361	Dean Anthony Devlin	1590.00	0.00	0.00	0.00	1590.00	
1402	334	George L Kirkham	1717.00	0.00	0.00	0.00	1717.00	
1411	326	Jennifer Clark	1717.00	0.00	0.00	0.00	1717.00	
1413	327	Kenneth E. Rubin	1717.00	0.00	0.00	0.00	1717.00	
TOTAL:			81930.10	784.17	8658.40	0.00	91372.67	

DATE: 4/18/24
TIME: 2:00 PM

The Isles Homeowners Association, Inc. (#444)
AGED OWNER BALANCES: AS OF Apr. 18, 2024

R E P O R T S U M M A R Y

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 90	OVER 365	TOTAL
A1		Maintenance Fee	1150	81930.10	0.00	8485.00	0.00	90415.10
01		Late Fees	1150	0.00	579.95	153.10	0.00	733.05
02		NSF charges	1150	0.00	0.00	25.00-	0.00	25.00-
04		Interest	1150	0.00	204.22	45.30	0.00	249.52
GRAND TOTAL:				81930.10	784.17	8658.40	0.00	91372.67

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01150	Accounts Receivable	91372.67
T O T A L		\$91372.67

-- End of report --

INSURANCE SCHEDULE

The Isles HOA, Inc

3/31/2024

RV Johnson

Insurance codes: Prepaid 1160 and Expense 6080

POLICY	FROM	TO	MONTHS REMAINING	PREMIUM	PREPAID	EXPENSED	MONTHLY AJE ENTRY
Wright National Flood	5/11/2023	5/11/2024	1	\$ 1,988.00	\$ 165.67	\$ 1,822.33	\$ 165.67
CAIS, LLC - Workers Comp	12/13/2023	12/13/2024	8	\$ 565.00	\$ 376.67	\$ 188.33	\$ 47.08
Auto Owners - General Liability	12/13/23	12/13/2024	8	\$ 7,758.64	\$ 5,172.43	\$ 2,586.21	\$ 646.55
Frontline - Property	12/13/2023	12/13/2024	8	\$ 20,270.05	\$ 13,513.37	\$ 6,756.68	\$ 1,689.17
RV Johnson (Misc, Equip, Crime, D&O, Umb)	12/13/2023	12/13/2024	8	\$ 15,895.63	\$ 10,597.09	\$ 5,298.54	\$ 1,324.64
TOTAL PREMIUM				\$ 46,477.32	\$ 29,825.21	\$ 16,652.11	\$ 3,873.11

DATE: 4/17/24

TIME: 12:59 PM

The Isles Homeowners Association, Inc. (#444)

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PREPAYS AS OF Mar. 31, 2024

Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER CODE	PREPAID AMOUNT
Donald & Brenda Eisenberg 106 Euphrates Circle	100	106 PP	1,717.00
Peter and Linn Lyford 110 Euphrates Circle	98	110 PP	1,717.00
Karen A Shaw, Trustee 114 Euphrates Circle	96	114 PP	1,717.00
Richard DiTomaso 132 Euphrates Circle	87	132 PP	1,717.00
Andras & Ildiko Kern 172 Euphrates Circle	67	172 PP	1,182.00
Ronald & Helen Lucas 203 Danube Way	48	203 PP	1,778.00
Michelle G Meadows Trustee 204 Danube Way	63	204 PP	1,591.00
Edward & Margaret Roesch 219 Danube Way	56	219 PP	1,778.00
Jennifer G. Lance, Trustee 403 Fonseca Way	116	403 PP	1,778.00
Janet C Spender Trustee 500 Grand Banks Road	118	500 PP	1,717.00
Greg Irmeger 506 Grand Banks Road	121	506 PP	1,717.00
Steven & Sue Levine 508 Grand Banks Road	122	508 PP	1,717.00
George & Joan MacClary 537 Grand Banks Road	131	537 PP	1,717.00
Frances Hough Trout, Trustee 617 Hudson Bay Drive	160	617 PP	1,590.00
Deborah Torhanova 621 Hudson Bay Drive	162	621 PP	919.00

DATE: 4/17/24

TIME: 12:59 PM

The Isles Homeowners Association, Inc. (#444)

PAGE 2

PREPAYS AS OF Mar. 31, 2024

Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER CODE	PREPAID AMOUNT
Lori A. Vallario 639 Hudson Bay Drive	171	639 PP	1,590.00
Candi Cisco 649 Hudson Bay Drive	176	649 PP	1,590.00
Charles Luethke 657 Hudson Bay Drive	180	657 PP	1,407.00
Sergio & Irene Levi-Minzi 805 Niemen Drive	216	805 PP	1,289.00
JAMES COLLETT JR 827 Niemen Drive	227	827 PP	1,717.00
Carmine & Sebastiano Petti 849 Niemen Drive	238	849 PP	1,717.00
Charles & Diane Kelley 859 Niemen Drive	269	859 PP	1,590.00
Beverly Lionetti 933 Magdalena Road	255	933 PP	1,590.00
David William Clark 1102 Orinoco Way	285	1102 PP	1,778.00
Richard & Linda Burns 1208 Ligurian Road	301	1208 PP	1,717.00
Charles Beermann 1221 Ligurian Road	297	1221 PP	2,876.00
Ligia Texier 1313 Saint Lawrence Drive	320	1313 PP	298.00
David & Susan Bush 1317 Saint Lawrence Drive	337	1317 PP	1,717.00
JOHN & SHARON FERRELLI 1321 Saint Lawrence Drive	339	1321 PP	1,590.00
Atiye Nasifoglu 1333 Saint Lawrence Drive	345	1333 PP	3,434.00

DATE: 4/17/24

TIME: 12:59 PM

The Isles Homeowners Association, Inc. (#444)

PAGE 3

PREPAYS AS OF Mar. 31, 2024

Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
Clayton Andersen 1356 Saint Lawrence Drive	368	1356	PP	1,590.00
TOTAL HOMES: 31				TOTAL PREPAYS 51,842.00
				TOTAL DISTR: PP 51,842.00

-- End of report --

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 03/01/24

Ending account #: "Last"

Ending date: 03/31/24

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1000	Valley Bank-Operating (3/24)	.00	464,571.00	50,452.25	414,118.75	414,118.75
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/01/24 CR0000 1 425,000.00 Transfr fr Old toNew acct					
	03/20/24 AR0000 AR04 1,778.00 Owner Cash Receipts					
	03/20/24 AR0000 AR04 1,531.00 Owner Cash Receipts					
	03/20/24 CR0000 1 30,000.00 Transfer \$ to cover Paymt					
	03/20/24 GJ0731 01 1,778.00 Dep.moved fr 1000 to 1107					
	03/21/24 AR0000 AR04 1,717.00 Owner Cash Receipts					
	03/24/24 AR0000 AR04 1,585.05 Owner Cash Receipts					
	03/24/24 GJ0731 01 1,585.05 Dep.moved fr 1000 to 1107					
	03/25/24 AR0000 AR04 1,717.00 Owner Cash Receipts					
	03/25/24 AR0000 AR04 13,543.00 Owner Cash Receipts					
	03/27/24 AR0000 AR04 3,368.00 Owner Cash Receipts					
	03/27/24 AR0602 AR-602 3,556.00 Owner Cash Receipts					
	03/28/24 AR0000 AR04 1,717.00 Owner Cash Receipts					
	03/28/24 AR0000 AR04 1,717.00 Owner Cash Receipts					
	03/28/24 GJ0731 01 1,717.00 Dep.moved fr 1000 to 1107					
	03/29/24 AR0000 AR04 1,590.00 Owner Cash Receipts					
	03/29/24 AR0000 AR04 1,590.00 Owner Cash Receipts					
	03/31/24 AP5409 CK1 147.11 COMCAST 8535114030660936 Mar					
	03/31/24 AP5409 CK1 4,063.74 FPL 94287-14498 St Lts					
	03/31/24 AP5409 CK1 164.01 FPL 72560-80214 3011 Vic					
	03/31/24 AP5409 CK1 1,972.16 FPL 49594-61213 1500 Vic					
	03/31/24 AP5409 CK1 678.31 FPL 96350-35034 Aer 2a &2a8					
	03/31/24 AP5409 CK1 228.24 FPL 87453-77500 130 Ep Pump					
	03/31/24 AP5409 CK1 155.53 FPL 30029-48507 127 Eup Pump					
	03/31/24 AP5409 CK1 114.40 FPL 07921-07500 799 SargaPump					
	03/31/24 AP5409 CK1 39.22 FPL 23420-14160 197 Eup Lts					
	03/31/24 AP5410 2001 800.00 COMPLETE PROPERTY MAINTEN 3/12 Ganoderma 169 Euphra					
	03/31/24 AP5410 2002 61.25 FLORIDA DEPARTMENT OF STA N00000006392 2024					
	03/31/24 AP5410 2003 5,603.00 KING TREE SERVICE OF SO. 3/8 Coconut/Date Lethal					
	03/31/24 AP5410 2004 85.60 LUCY COLARDI Microwave for Clubhouse					
	03/31/24 AP5410 2005 955.00 NEL'S BEST CLEANING SERVI March Cleaning Service					
	03/31/24 AP5410 2006 90.63 PRINTING SOLUTIONS 3/17 385 Newsletters					
	03/31/24 AP5410 2007 171.20 PRO FITNESS Elliptcial Parts Install					
	03/31/24 AP5410 2008 42.80 UNITED K9 SPECIAL PATROL March 11-17 Security					
	03/31/24 AR0000 AR04 3,434.00 Owner Cash Receipts					
	03/31/24 CR0000 ADJUST 22.27 March 2024 Interest					
	03/31/24 CR0000 ADJUST 705.68 March 2024 ICS Interest					
1105	National City Operating	.00	.00	.00	.00	.00
1106	Valley National - Oper *DNU*	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1107	VALLEY OPERATING X0532	541,498.22	42,768.09	551,830.39	509,062.30CR	32,435.92
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/01/24 CR0000 1 425,000.00 Transfr fr Old toNew acct					
	03/04/24 AR0000 AR04 999.00 Owner Cash Receipts					
	03/06/24 AR0000 AR04 1,717.00 Owner Cash Receipts					
	03/08/24 AR0000 122 50.00 Gym Key/ Keane					
	03/08/24 AR0600 AR-600 1,717.00 Owner Cash Receipts					
	03/13/24 AP5403 CK1 4,055.30 ADT SECURITY SERVICES 295836103 March					
	03/13/24 AP5403 CK1 32,382.19 COMCAST 8535114030154609 Cable					
	03/13/24 AR0000 Cash 25.00 Tennis Key #691					
	03/13/24 AR0601 AR-601 1,866.00 Owner Cash Receipts					
	03/15/24 AP5405 1365 1,244.43 AQUAGENIX March Lake Maintenance					
	03/15/24 AP5405 1366 8,579.02 CAPITAL REALTY ADVISORS, March Mgmt Services					
	03/15/24 AP5405 1367 500.00 ROSAMARY CLARK Security Dep. on Roof					
	03/15/24 AP5405 1368 62,119.25 COMPLETE PROPERTY MAINTEN March Landscape Svc					
	03/15/24 AP5405 1369 64.00 FUTURE HORIZONS, INC. Jan 2024 Aerator Maint.					
	03/15/24 AP5405 1370 500.00 MICHELLE HODGKIN Return Damage Dep.fr2019					
	03/15/24 AP5405 1371 4,176.25 J.MORTON PLANNING&LANDSCA Prep of Tree Dispos Plan					
	03/15/24 AP5405 1372 819.95 SHARAJEAN MAINTENANCE LLC 2023 Repr PostLtsbyportic					
	03/15/24 AP5405 1373 50.00 JOHN MILLER Reason he found his Fob.					
	03/15/24 AP5405 1374 4,378.23 NORTH PALM BEACH POOLS 3/1 MalfunctioningRobVale					
	03/15/24 AP5405 1375 7.58 PRINTING SOLUTIONS 26 Forms Ballot Slips					
	03/15/24 AP5405 1376 208.65 PRO FITNESS Feb-April Quarterly Svc					
	03/15/24 AP5405 1377 426.89 QUILL 2/22 (3) prog Toner					
	03/15/24 AP5405 1378 510.00 ROSS EARLE & BONAN, P.A. 2/5-21/24 Legal Service					
	03/15/24 AP5405 1379 5,755.08 SEACOAST UTILITY AUTHORIT 99001564 Reclaimed water					
	03/15/24 AP5405 1380 296.51 SEACOAST UTILITY AUTHORIT 00001487 Mar					
	03/15/24 AP5405 1381 214.00 SOUTHERN GOLF CARS INC March 2024 Lease					
	03/15/24 AP5405 1382 85.60 UNITED K9 SPECIAL PATROL 2/26-3/3/24 Security Svc					
	03/15/24 AP5405 1383 250.00 USPS - FP March Postage					
	03/15/24 AR0000 AR04 1,289.00 Owner Cash Receipts					
	03/20/24 CR0000 1 30,000.00 Transfer \$ to cover Paymt					
	03/20/24 GJ0731 01 1,778.00 Dep.moved fr 1000 to 1107					
	03/24/24 GJ0731 01 1,585.05 Dep.moved fr 1000 to 1107					
	03/28/24 GJ0731 01 1,717.00 Dep.moved fr 1000 to 1107					
	03/31/24 AP5409 CK1 207.46 COMCAST 8535114030283986 Mar					
	03/31/24 CR0000 ADJUST 25.04 March 2024 Interest					
.1108	Bank Florida-Operating	3,482.14	2.02	.00	2.02	3,484.16
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/25/24 CR0000 ADJUST 2.02 Mar 2024 BkFlorida Int.					
1109	BankFlorida CD- 08/2024	200,000.00	.00	.00	.00	200,000.00
1110	National City Reserve	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1114	Wells Fargo CD's - Reserve	.00	.00	.00	.00	.00
1115	Wells Fargo Securities-Reserve	.00	.00	.00	.00	.00
1116	Petty Cash-Social Committee	.00	.00	.00	.00	.00
1117	WellsFargo-Unrealized Gain/Sec	.00	.00	.00	.00	.00
1118	First Citizens Bank - Reserve	.00	.00	.00	.00	.00
1119	1st United-Reserve	.00	.00	.00	.00	.00
1120	MorganStanley-Reserve	316,562.00	1,176.13	.00	1,176.13	317,738.13
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/24 CR0000 ADJUST 1,176.13 Mar 2024 Morgan Value Int					
1121	Bank United MM Reserve	.00	.00	.00	.00	.00
1122	Anchor Bank CD 12/20/24 4.88%	150,000.00	.00	.00	.00	150,000.00
1123	ANCHOR BANK MMK RESV	191,245.02	10.72	14,200.00	14,189.28CR	177,055.74
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/15/24 AP5404 1013 14,200.00 IRA'S COMFORT ZONE INC DB Install (2) A/C SysCardRm					
	03/31/24 CR0000 ADJUST 10.72 Mar 2024 Anchor Interest					
1130	Petty Cash	200.00	.00	.00	.00	200.00
1135	Due From Capital Realty Advis.	.00	.00	.00	.00	.00
1140	Due To Rsv Fr Operating	.00	.00	.00	.00	.00
1142	Due Fr Oper to Reserve	.00	.00	.00	.00	.00
1145	Due From Developer	.00	.00	.00	.00	.00
1146	Due From IRS to Reserve	539.00	.00	.00	.00	539.00
1150	Accounts Receivable	15,025.65	.00	5,291.08	5,291.08CR	9,734.57
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AR0601 AR-601 1,866.00 Owner Cash Receipts					
	03/14/24 AR0000 AR06 116.08 Owner Expense Adjust.					
	03/20/24 AR0000 AR04 1,778.00 Owner Cash Receipts					
	03/20/24 AR0000 AR04 1,531.00 Owner Cash Receipts					
1151	A/R: Special Assessment #2	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1152	A/R: Special Assess Wilma	.00	.00	.00	.00	.00
1154	Accounts Receivable Paloma	9,175.00	.00	.00	.00	9,175.00
1155	Other Receivables (Fraud)	9,706.10	.00	.00	.00	9,706.10
1156	Allowance for Doubtful Accts	.00	.00	.00	.00	.00
1157	A/R - FP&L Transformer Refund	.00	.00	.00	.00	.00
1158	AR- COMCAST	.00	.00	.00	.00	.00
1159	AR Paloma 4th Qtr 2016	.00	.00	.00	.00	.00
1160	Prepaid Insurance	33,698.31	.00	3,873.11	3,873.11CR	29,825.20
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/31/24 RJ0001 MONTHLY		3,873.11	Insurance		
1165	Prepaid Expenses	5,500.00	.00	.00	.00	5,500.00
1167	Prepaid Debit Cards	.00	.00	.00	.00	.00
1168	Prepaid Expense Comcast	.00	.00	.00	.00	.00
1170	Prepaid Seacoast Clubhouse	.00	.00	.00	.00	.00
1172	Prepaid Exp United K9 Patrol	.00	.00	.00	.00	.00
1175	Prepaid Taxes	.00	.00	.00	.00	.00
1176	Prepaid POA Assessments	.00	.00	.00	.00	.00
1180	Utility Deposits	.00	.00	.00	.00	.00
1185	Equipment	.00	.00	.00	.00	.00
3015	Comcast Incentive Debit Cards	.00	.00	.00	.00	.00
3050	Accounts Payable	14,526.00CR	112,194.92	119,777.99	7,583.07CR	22,109.07CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/13/24 AP5403 VH11612		1,244.43	AQUAGENIX	March Lake Maintenance	
	03/13/24 AP5403 VH11613		8,356.00	CAPITAL REALTY ADVISORS,	March Mgmt Services	
	03/13/24 AP5403 VH11614		153.02	CAPITAL REALTY ADVISORS,	Feb copies, Scan ProxyBall	
	03/13/24 AP5403 VH11615		70.00	CAPITAL REALTY ADVISORS,	Mailing labels & Proofing	
	03/13/24 AP5403 VH11617		14,200.00	IRA'S COMFORT ZONE INC DB	Install (2) A/C SysCardRm	
	03/13/24 AP5403 VH11618		59,065.00	COMPLETE PROPERTY MAINTEN	March Landscape Svc	
	03/13/24 AP5403 VH11622		288.00	COMPLETE PROPERTY MAINTEN	EuphratesRepl 18 Cocoplum	
	03/13/24 AP5403 VH11628		50.00	JOHN MILLER	Reason he found his Fob.	
	03/13/24 AP5403 VH11629		65.81	NORTH PALM BEACH POOLS	3/1 MalfunctioningRobVale	
	03/13/24 AP5403 VH11630		780.17	NORTH PALM BEACH POOLS	Flowmeter, Feeder, Container	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/13/24 AP5403 VH11631		1,888.00	NORTH PALM BEACH POOLS	3/14 Pool Filters	
	03/13/24 AP5403 VH11632		135.00	NORTH PALM BEACH POOLS	Stabilizer	
	03/13/24 AP5403 VH11633		1,288.00	NORTH PALM BEACH POOLS	March Pool Service	
	03/13/24 AP5403 VH11634		221.25	NORTH PALM BEACH POOLS	Phosphate Treatment	
	03/13/24 AP5403 VH11636		208.65	PRO FITNESS	Feb-April Quarterly Svc	
	03/13/24 AP5403 VH11641		296.51	SEACOAST UTILITY AUTHORIT	00001487 Mar	
	03/13/24 AP5403 VH11642		214.00	SOUTHERN GOLF CARS INC	March 2024 Lease	
	03/13/24 AP5403 VH11643		42.80	UNITED K9 SPECIAL PATROL	2/26-3/3/24 Security Svc	
	03/13/24 AP5403 VH11644		42.80	UNITED K9 SPECIAL PATROL	3/4-3/10/24 Security Svc	
	03/13/24 AP5403 VH11645		250.00	USPS - FP	March Postage	
	03/13/24 AP5403 VH11646		500.00	MICHELLE HODGKIN	Return Damage Dep.fr2019	
	03/13/24 AP5403 VH11647		500.00	ROSAMARY CLARK	Security Dep. on Roof	
	03/15/24 AP5404 1013	14,200.00		IRA'S COMFORT ZONE INC DB	Install (2) A/C SysCardRm	
	03/15/24 AP5405 1365	1,244.43		AQUAGENIX	March Lake Maintenance	
	03/15/24 AP5405 1366	8,579.02		CAPITAL REALTY ADVISORS,	March Mgmt Services	
	03/15/24 AP5405 1367	500.00		ROSAMARY CLARK	Security Dep. on Roof	
	03/15/24 AP5405 1368	62,119.25		COMPLETE PROPERTY MAINTEN	March Landscape Svc	
	03/15/24 AP5405 1369	64.00		FUTURE HORIZONS, INC.	Jan 2024 Aerator Maint.	
	03/15/24 AP5405 1370	500.00		MICHELLE HODGKIN	Return Damage Dep.fr2019	
	03/15/24 AP5405 1371	4,176.25		J.MORTON PLANNING&LANDSCA	Prep of Tree Dispos Plan	
	03/15/24 AP5405 1372	819.95		SHARAJEAN MAINTENANCE LLC	2023 Repr PostLtsbyportic	
	03/15/24 AP5405 1373	50.00		JOHN MILLER	Reason he found his Fob.	
	03/15/24 AP5405 1374	4,378.23		NORTH PALM BEACH POOLS	3/1 MalfunctioningRobVale	
	03/15/24 AP5405 1375	7.58		PRINTING SOLUTIONS	26 Forms Ballot Slips	
	03/15/24 AP5405 1376	208.65		PRO FITNESS	Feb-April Quarterly Svc	
	03/15/24 AP5405 1377	426.89		QUILL	2/22 (3) prog Toner	
	03/15/24 AP5405 1378	510.00		ROSS EARLE & BONAN, P.A.	2/5-21/24 Legal Service	
	03/15/24 AP5405 1379	5,755.08		SEACOAST UTILITY AUTHORIT	99001564 Reclaimed water	
	03/15/24 AP5405 1380	296.51		SEACOAST UTILITY AUTHORIT	00001487 Mar	
	03/15/24 AP5405 1381	214.00		SOUTHERN GOLF CARS INC	March 2024 Lease	
	03/15/24 AP5405 1382	85.60		UNITED K9 SPECIAL PATROL	2/26-3/3/24 Security Svc	
	03/15/24 AP5405 1383	250.00		USPS - FP	March Postage	
	03/31/24 AP5409 VH11648		85.60	LUCY COLARDI	Microwave for Clubhouse	
	03/31/24 AP5409 VH11650		225.00	COMPLETE PROPERTY MAINTEN	3/12 Ganoderma 169 Euphra	
	03/31/24 AP5409 VH11651		350.00	COMPLETE PROPERTY MAINTEN	3/12 Ganoderma 203 Danube	
	03/31/24 AP5409 VH11652		135.00	COMPLETE PROPERTY MAINTEN	3/13FlushFoftail221Danube	
	03/31/24 AP5409 VH11653		90.00	COMPLETE PROPERTY MAINTEN	3/13PalmettoSod 917 Magda	
	03/31/24 AP5409 VH11656		61.25	FLORIDA DEPARTMENT OF STA	N00000006392 2024	
	03/31/24 AP5409 VH11665		5,603.00	KING TREE SERVICE OF SO.	3/8 Coconut/Date Lethal	
	03/31/24 AP5409 VH11666		955.00	NEL'S BEST CLEANING SERVI	March Cleaning Service	
	03/31/24 AP5409 VH11667		90.63	PRINTING SOLUTIONS	3/17 385 Newsletters	
	03/31/24 AP5409 VH11668		171.20	PRO FITNESS	Elliptcial Parts Install	
	03/31/24 AP5409 VH11669		42.80	UNITED K9 SPECIAL PATROL	March 11-17 Security	
	03/31/24 AP5410 2001	800.00		COMPLETE PROPERTY MAINTEN	3/12 Ganoderma 169 Euphra	
	03/31/24 AP5410 2002	61.25		FLORIDA DEPARTMENT OF STA	N00000006392 2024	
	03/31/24 AP5410 2003	5,603.00		KING TREE SERVICE OF SO.	3/8 Coconut/Date Lethal	
	03/31/24 AP5410 2004	85.60		LUCY COLARDI	Microwave for Clubhouse	
	03/31/24 AP5410 2005	955.00		NEL'S BEST CLEANING SERVI	March Cleaning Service	
	03/31/24 AP5410 2006	90.63		PRINTING SOLUTIONS	3/17 385 Newsletters	
	03/31/24 AP5410 2007	171.20		PRO FITNESS	Elliptcial Parts Install	
	03/31/24 AP5410 2008	42.80		UNITED K9 SPECIAL PATROL	March 11-17 Security	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance																																																																																																																
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3052	A/P Insurance	.00	.00	.00	.00	.00																																																																																																																
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3055	Accrued Expenses	.00	.00	.00	.00	.00																																																																																																																
3060	Due (to)/from Reserves	.00	.00	.00	.00	.00																																																																																																																
3062	Due To Rsv Fr Operating	.00	.00	.00	.00	.00																																																																																																																
3065	Damage Deposits	1,700.00CR	1,000.00	.00	1,000.00	700.00CR																																																																																																																
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3070	Prepaid Owner Assessments	10,585.95CR	.00	41,256.05	41,256.05CR	51,842.00CR																																																																																																																
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3075	Deferred Maintenance Income	211,682.66CR	211,682.66	.00	211,682.66	.00																																																																																																																
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GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3080	Insurance Contracts Payable	.00	.00	.00	.00	.00
3095	Deferred Special Assessment #2	.00	.00	.00	.00	.00
3096	Deferred Hurricane Assessment	.00	.00	.00	.00	.00
3097	Special Assessment Expenses	.00	.00	.00	.00	.00
3098	Deferred Income - Comcast	25,276.24CR	708.33	.00	708.33	24,567.91CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/24 RJ0001 MONTHLY 708.33 Comcast Incentive to 4/26					
3430	Reserves - Pooled Method	511,903.23CR	14,200.00	.00	14,200.00	497,703.23CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AP5403 VH11617 14,200.00 IRA'S COMFORT ZONE INC DB Install (2) A/C SysCardRm					
3435	Reserves - Capri Painting	.00	.00	.00	.00	.00
3440	Reserves: General (DNU)	.00	.00	.00	.00	.00
3445	Reserves: Pool	.00	.00	.00	.00	.00
3450	Reserves: Tennis	.00	.00	.00	.00	.00
3455	Reserves - Mulch	.00	.00	.00	.00	.00
3460	Reserves: Clubhouse Painting	.00	.00	.00	.00	.00
3461	Reserves:Painting Oakmont	.00	.00	.00	.00	.00
3465	Reserves:Roof Cleaning-Oakmont	.00	.00	.00	.00	.00
3470	Reserves: Clubhouse Interior	.00	.00	.00	.00	.00
3471	Reserves:Painting Carlyle	.00	.00	.00	.00	.00
3475	Reserves:Roof Cleaning-Carlyle	.00	.00	.00	.00	.00
3477	Reserves - Contingency	101,926.89CR	.00	.00	.00	101,926.89CR
3478	Reserves - Comm Wide Oak Tree	31,250.00CR	.00	.00	.00	31,250.00CR
3480	Reserves - Interest	13,265.90CR	.00	1,186.85	1,186.85CR	14,452.75CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/24 RJ0010 MONTHLY 1,186.85 Reserves Interest					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3495	Capital Contribution	41,050.00CR	.00	.00	.00	41,050.00CR
3497	Capital Contributions-Exp	2,075.21	.00	.00	.00	2,075.21
3500	Retained Earnings	494,053.57CR	.00	.00	.00	494,053.57CR
3510	Current Period Inc/Loss	.00	.00	.00	.00	.00
5010	Members Assessments	423,365.34CR	.00	211,682.66	211,682.66CR	635,048.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/24 RJ0001 MONTHLY 211,682.66 Maintenance					
5020	Late Fee Interest	256.48CR	27.18	.00	27.18	229.30CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/14/24 AR0000 AR06 27.18 Owner Expense Adjust.					
5030	Interest Income	430.06CR	.00	755.01	755.01CR	1,185.07CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/25/24 CR0000 ADJUST 2.02 Mar 2024 BkFlorida Int.					
	03/31/24 CR0000 ADJUST 25.04 March 2024 Interest					
	03/31/24 CR0000 ADJUST 22.27 March 2024 Interest					
	03/31/24 CR0000 ADJUST 705.68 March 2024 ICS Interest					
5032	Interest Income - Reserves	2,660.32CR	.00	1,186.85	1,186.85CR	3,847.17CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/24 CR0000 ADJUST 10.72 Mar 2024 Anchor Interest					
	03/31/24 CR0000 ADJUST 1,176.13 Mar 2024 Morgan Value Int					
5050	Late Fees	838.87CR	88.90	.00	88.90	749.97CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/14/24 AR0000 AR06 88.90 Owner Expense Adjust.					
5055	Keys and Fobs	325.00CR	50.00	75.00	25.00CR	350.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/08/24 AR0000 122 50.00 Gym Key/ Keane					
	03/13/24 AP5403 VH11628 50.00 JOHN MILLER Reason he found his Fob.					
	03/13/24 AR0000 Cash 25.00 Tennis Key #691					
5065	Club House Rentals	450.00CR	.00	.00	.00	450.00CR
5098	Comcast Income	1,416.66CR	.00	708.33	708.33CR	2,124.99CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/24 RJ0001 MONTHLY 708.33 Comcast Incentive to 4/26					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6020	Property Management	16,712.00	8,356.00	.00	8,356.00	25,068.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AP5403 VH11613 8,356.00 CAPITAL REALTY ADVISORS, March Mgmt Services					
6030	Legal Fees	1,387.50	1,555.00	.00	1,555.00	2,942.50
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/24 AP5415 VH11690 1,555.00 ROSS EARLE & BONAN, P.A. Mar 4-21 Legal Services					
6050	Office & Meeting Expense	1,321.93	313.65	.00	313.65	1,635.58
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AP5403 VH11614 153.02 CAPITAL REALTY ADVISORS, Feb copies, Scan ProxyBall					
	03/13/24 AP5403 VH11615 70.00 CAPITAL REALTY ADVISORS, Mailing labels & Proofing					
	03/31/24 AP5409 VH11667 90.63 PRINTING SOLUTIONS 3/17 385 Newsletters					
6055	Review/Audit/Tax Prep	.00	5,950.00	.00	5,950.00	5,950.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/24 AP5417 VH11693 5,950.00 FRIEDMAN, FELDMESSER&KARP Audit&Tax Prep 12/31/23					
6070	Licensing Fees & Taxes	500.00	61.25	.00	61.25	561.25
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/24 AP5409 VH11656 61.25 FLORIDA DEPARTMENT OF STA N00000006392 2024					
6080	Insurance	7,746.22	3,873.11	.00	3,873.11	11,619.33
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/24 RJ0001 MONTHLY 3,873.11 Insurance					
6095	Postage	495.00	250.00	.00	250.00	745.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AP5403 VH11645 250.00 USPS - FP March Postage					
6160	Landscape Maintenance	113,886.66	56,943.33	.00	56,943.33	170,829.99
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AP5403 VH11618 56,943.33 COMPLETE PROPERTY MAINTEN March Landscape Svc					
6162	Hood Road Maintenance	2,165.87	.00	.00	.00	2,165.87
6163	Military Median Maint.	4,490.37	2,233.05	.00	2,233.05	6,723.42
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AP5403 VH11618 2,121.67 COMPLETE PROPERTY MAINTEN March Landscape Svc					
	03/31/24 AP5409 CK1 13.22 FPL 30029-48507 127 Eup Pump					
	03/31/24 AP5409 CK1 10.87 FPL 07921-07500 799 SargaPump					
	03/31/24 AP5415 VH11685 87.29 SEACOAST UTILITY AUTHORIT 99001564					

GENERAL LEDGER TRIAL BALANCE

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6165	Tree Maintenance	42,500.25	6,313.00	.00	6,313.00	48,813.25
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/24 AP5409 VH11650 225.00 COMPLETE PROPERTY MAINTEN 3/12 Ganoderma 169 Euphra					
	03/31/24 AP5409 VH11651 350.00 COMPLETE PROPERTY MAINTEN 3/12 Ganoderma 203 Danube					
	03/31/24 AP5409 VH11652 135.00 COMPLETE PROPERTY MAINTEN 3/13FlushFoxtail221Danube					
	03/31/24 AP5409 VH11665 5,603.00 KING TREE SERVICE OF SO. 3/8 Coconut/Date Lethal					
6170	Landscape Replacements	2,103.75	2,078.00	.00	2,078.00	4,181.75
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AP5403 VH11622 288.00 COMPLETE PROPERTY MAINTEN EuphratesRepl 18 Cocoplum					
	03/31/24 AP5409 VH11653 90.00 COMPLETE PROPERTY MAINTEN 3/13PalmettoSod 917 Magda					
	03/31/24 AP5417 VH11691 1,700.00 COMPLETE PROPERTY MAINTEN 3/22 Replacment Sod STLAW					
6177	Pest Control	171.00	.00	.00	.00	171.00
6180	Lake Maintenance	2,552.86	1,276.43	.00	1,276.43	3,829.29
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AP5403 VH11612 1,244.43 AQUAGENIX March Lake Maintenance					
	03/31/24 AP5415 VH11689 32.00 FUTURE HORIZONS, INC. March Aerator Service					
6194	Irrigation Repairs & Parts	6,466.71	6,671.10	.00	6,671.10	13,137.81
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/24 AP5417 VH11692 6,671.10 COMPLETE PROPERTY MAINTEN February 2024 Irrigation					
6205	Janitorial	1,910.00	955.00	.00	955.00	2,865.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/24 AP5409 VH11666 955.00 NEL'S BEST CLEANING SERVI March Cleaning Service					
6207	Clubhouse R & M	2,220.03	465.45	.00	465.45	2,685.48
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AP5403 VH11636 208.65 PRO FITNESS Feb-April Quarterly Svc					
	03/31/24 AP5409 VH11648 85.60 LUCY COLARDI Microwave for Clubhouse					
	03/31/24 AP5409 VH11668 171.20 PRO FITNESS Elliptcial Parts Install					
6210	Golf Cart Rental	428.00	214.00	.00	214.00	642.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AP5403 VH11642 214.00 SOUTHERN GOLF CARS INC March 2024 Lease					
6225	Pool Maintenance	2,576.00	1,890.29	602.29	1,288.00	3,864.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AP5403 VH11633 1,288.00 NORTH PALM BEACH POOLS March Pool Service					
	03/31/24 AP5417 VH11695 602.29 NORTH PALM BEACH POOLS 3/23 SvCall Black Algae					
	03/31/24 GJ0732 1 602.29 No.PalmBchPools sv reprs					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6230	Pool Repairs	135.00	3,692.52	.00	3,692.52	3,827.52
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AP5403 VH11629 65.81 NORTH PALM BEACH POOLS 3/1 MalfunctioningRobVale					
	03/13/24 AP5403 VH11630 780.17 NORTH PALM BEACH POOLS Flowmeter, Feeder, Continer					
	03/13/24 AP5403 VH11631 1,888.00 NORTH PALM BEACH POOLS 3/14 Pool Filters					
	03/13/24 AP5403 VH11632 135.00 NORTH PALM BEACH POOLS Stabilizer					
	03/13/24 AP5403 VH11634 221.25 NORTH PALM BEACH POOLS Phosphate Treatment					
	03/31/24 GJ0732 1 602.29 No.PalmBchPools sv reprs					
6240	Security	419.69	214.00	.00	214.00	633.69
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AP5403 VH11643 42.80 UNITED K9 SPECIAL PATROL 2/26-3/3/24 Security Svc					
	03/13/24 AP5403 VH11644 42.80 UNITED K9 SPECIAL PATROL 3/4-3/10/24 Security Svc					
	03/31/24 AP5409 VH11669 42.80 UNITED K9 SPECIAL PATROL March 11-17 Security					
	03/31/24 AP5417 VH11696 42.80 UNITED K9 SPECIAL PATROL Mar 18-24 Security					
	03/31/24 AP5417 VH11697 42.80 UNITED K9 SPECIAL PATROL Mar 25-31 Security					
6255	Camera Maintenance	1,123.50	.00	.00	.00	1,123.50
6290	Electricity	15,823.43	7,391.52	.00	7,391.52	23,214.95
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/24 AP5409 CK1 4,063.74 FPL 94287-14498 St Lts					
	03/31/24 AP5409 CK1 164.01 FPL 72560-80214 3011 Vic					
	03/31/24 AP5409 CK1 1,972.16 FPL 49594-61213 1500 Vic					
	03/31/24 AP5409 CK1 678.31 FPL 96350-35034 Aer 2a 2a8					
	03/31/24 AP5409 CK1 228.24 FPL 87453-77500 130 Ep Pump					
	03/31/24 AP5409 CK1 142.31 FPL 30029-48507 127 Eup Pump					
	03/31/24 AP5409 CK1 103.53 FPL 07921-07500 799 SargaPump					
	03/31/24 AP5409 CK1 39.22 FPL 23420-14160 197 Eup Lts					
6295	Water/Sewer	12,284.09	5,722.30	.00	5,722.30	18,006.39
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AP5403 VH11641 296.51 SEACOAST UTILITY AUTHORIT 00001487 Mar					
	03/31/24 AP5415 VH11685 5,425.79 SEACOAST UTILITY AUTHORIT 99001564					
6305	Cable TV	65,182.93	32,589.65	.00	32,589.65	97,772.58
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/13/24 AP5403 CK1 32,382.19 COMCAST 8535114030154609 Cable					
	03/31/24 AP5409 CK1 207.46 COMCAST 8535114030283986 Mar					
6310	Telephone	302.81	147.11	.00	147.11	449.92
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/24 AP5409 CK1 147.11 COMCAST 8535114030660936 Mar					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6325	Security Monitoring	8,110.60	4,055.30	.00	4,055.30	12,165.90
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/13/24 AP5403 CK1	4,055.30		ADT SECURITY SERVICES	295836103 March	
6480	Reserves: Pooled Method	51,855.00	.00	.00	.00	51,855.00
6490	Reserves: Interest	2,660.32	1,186.85	.00	1,186.85	3,847.17
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/31/24 RJ0010 MONTHLY	1,186.85		Reserves Interest		
6530	Reserves:Comnty Wide Oak Tree	31,250.00	.00	.00	.00	31,250.00
6540	Reserves: Contingency	9,475.00	.00	.00	.00	9,475.00
Grand totals:		.00	1,002,877.86	1,002,877.86	.00	.00

-- End of report --