#### **Owner Financial**

**Period Ending: 06/30/2024** 

#### FOR MANAGEMENT PURPOSES ONLY





10 SE Central Pkwy, Suite 400, Stuart, FL 34994

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1061 E. Indiantown Road, Suite 310, Jupiter, FL 33477

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#### Notes:

- Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of the governing state or federal law.
- FDIC The standard insurance amount is \$250,000 per depositor, per FDIC insured bank, for each account ownership category.

### Balance Sheet For 6/30/2024

Operating Cash		
SouthState Operating Lockbox	\$308,079.40	
Total Operating Cash		\$308,079.40
Reserve Cash		
SouthState Reserve Account	\$78,420.52	
Capital One MM	\$249,718.45	
Synovus 13 Mo. CD 4.75% Mat 4/18/2025	\$238,774.32	
Synovus Reserve Checking - 7886	\$1,000.00	
Ithink Reserve MM - 0600	\$242,587.34	
Total Reserve Cash		\$810,500.63
Current Assets		
Accounts Receivable	\$8,007.18	
Prepaid Insurance	\$10,096.24	
Prepaid Expenses	\$703.04	
Total Current Assets		\$18,806.46
	Total Assets	\$1,137,386.49
Liabilities		
Accrued Expenses	\$5,540.61	
Prepaid Owner Assessments	\$2,386.02	
Unearned Maintenance	\$105,500.02	
Total Liabilities		\$113,426.65
Total Liabilities		\$115, <del>4</del> 20.05
Reserves		Ψ113,420.03
Reserves	\$787,033.95	\$113, <del>42</del> 0.03
	\$787,033.95 \$23,466.68	ψ113, <del>42</del> 0.03
Reserves - Roads		\$810,500.63
Reserves  Reserves - Roads Reserve Interest  Total Reserves		
Reserves Reserves - Roads Reserve Interest  Total Reserves  Equity	\$23,466.68	
Reserves Reserves - Roads Reserve Interest  Total Reserves  Equity Capital contribution		
Reserves Reserves - Roads Reserve Interest  Total Reserves  Equity	\$23,466.68 \$200.00	
Reserves Reserves - Roads Reserve Interest  Total Reserves  Equity Capital contribution Prior Period Adjustment	\$23,466.68 \$200.00 (\$2,833.33)	
Reserves Reserves - Roads Reserve Interest  Total Reserves  Equity Capital contribution Prior Period Adjustment Fund Balance	\$23,466.68 \$200.00 (\$2,833.33) \$201,944.11	

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

05045 - Owner Interest Income   93.72   - 93.72   1,207.44     05060 - Application Fee   -   -   -   600.00     05065 - Attorney Fees/Deling   -   -   -   (545.00)     05080 - Miscellaneous Income   -   -   -   -   8,000.00     05099 - Prior Year Surplus   1,424.25   1,424.25   -   8,545.50   8,1     Total Income   19,101.30   19,005.39   95.91   123,307.92   114,0     Total Income   19,101.30   19,005.39   95.91   123,307.92   114,0     Total Income   19,101.30   19,005.39   95.91   123,307.92   114,0     Operating Expense	et Variance	Annual
17,583,33   17,581,14   2,19   105,499,98   105, 50504		Budget
105,010 - Maintenance Assessment		
05045 - Owner Interest Income		
Comparison   Com	86.84 13.	.14 210,973.70
Common   C	- 1,207.4	.44
Total Income   1,424.25   1,424.25   1,424.25   1,23,307.92   114,00	- 600.0	.00
Total Income   19,101.30   19,005.39   95.91   123,307.92   114,0	- (545.0	.00)
Total Income   19,101.30   19,005.39   95.91   123,307.92   114,0	- 8,000.0	.00
Total Income         19,101.30         19,005.39         95.91         123,307.92         114,0           Operating Expense           Administrative           06015 - Website         29.83         29.17         (.66)         29.83           06020 - Accounting Fees         703.04         - 4,218.24         4,3           06025 - Audit/Tax Prep Fees         - 31.25         31.25         375.00           06030 - Legal Fees         1,722.50         1,319.94         (402.56)         19915.15         7,5           06050 - Office Supplies         1.95         208.33         206.38         917.40         1,6           06051 - Postage         3.87         75.00         71.13         943.24	45.50	- 17,091.00
Operating Expense           Administrative         29.83         29.17         (.66)         29.83           06020 - Accounting Fees         703.04         703.04         -         4.218.24         4.2           06025 - Audit/Tax Prep Fees         -         31.25         31.25         375.00         7.0           06030 - Legal Fees         1,722.50         1,319.94         (402.56)         19.915.15         7.0           06050 - Office Supplies         1.95         208.33         206.38         917.40         1,1           06051 - Postage         3.87         75.00         71.13         943.24         -           06052 - Copies         345.20         39.32         (305.88)         1,180.27         -           06053 - Storage Facility (Records & P         73.82         260.10         186.28         1,365.02         1,           06070 - Permits & Licenses         -         5.10         5.10         61.25           06080 - Insurance         1,009.63         1,083.92         74.29         5,544.88         6,6           06085 - Income Taxes         -         -         -         2,268.00           06098 - Room Rental         -         83.33         83.33         315.00	32.34 9,275.5	58 228,064.70
Administrative         29.83         29.17         (.66)         29.83           06020 - Accounting Fees         703.04         703.04         -         4,218.24         4,21	32.34 9,275.5	58 228,064.70
06015 - Website         29.83         29.17         (.66)         29.83           06020 - Accounting Fees         703.04         703.04         -         4,218,24         4,2           06025 - Audit/Tax Prep Fees         -         31.25         31.25         375.00           06030 - Legal Fees         1,722.50         1,319.94         (402.56)         19,915.15         7,7           06050 - Office Supplies         1.95         208.33         206.38         917.40         1,1           06051 - Postage         3.87         75.00         71.13         943.24         -           06052 - Copies         345.20         39.32         (305.88)         1,180.27         -           06053 - Storage Facility (Records & P         73.82         260.10         186.28         1,365.02         1,           06070 - Permits & Licenses         -         5.10         5.10         61.25           06080 - Insurance         1,096.63         1,083.92         74.29         5,544.88         6,           06085 - Income Taxes         -         -         -         -         2,268.00           06098 - Room Rental         -         83.33         83.33         315.00         37,133.28         23,0		
06020 - Accounting Fees         703.04         703.04         -         4,218.24		
06025 - Audit/Tax Prep Fees         -         31.25         31.25         375.00           06030 - Legal Fees         1,722.50         1,319.94         (402.56)         19,915.15         7;           06050 - Office Supplies         1.95         208.33         206.38         917.40         1;           06051 - Postage         3.87         75.00         71.13         943.24         4           06052 - Copies         345.20         39.32         (305.88)         1,180.27         3           06053 - Storage Facility (Records & P         73.82         260.10         186.28         1,365.02         1,           06070 - Permits & Licenses         -         5.10         5.10         61.25           06080 - Insurance         1,009.63         1,083.92         74.29         5,544.88         6,           06085 - Income Taxes         -         -         -         2,268.00         -           06098 - Room Rental         -         83.33         83.33         315.00         -           Total Administrative         3,889.84         3,838.50         (51.34)         37,133.28         23,0           Operational           Total Operational         -         125.00         1	75.02 145.	.19 350.00
06030 - Legal Fees         1,722.50         1,319.94         (402.56)         19,915.15         7,7           06050 - Office Supplies         1.95         208.33         206.38         917.40         1,7           06051 - Postage         3.87         75.00         71.13         943.24	18.24	- 8,436.48
06050 - Office Supplies         1.95         208.33         206.38         917.40         1,70           06051 - Postage         3.87         75.00         71.13         943.24         200           06052 - Copies         345.20         39.32         (305.88)         1,180.27         200           06053 - Storage Facility (Records & P         73.82         260.10         186.28         1,365.02         1,70           06070 - Permits & Licenses         -         5.10         5.10         61.25           06080 - Insurance         1,009.63         1,083.92         74.29         5,544.88         6,0           06085 - Income Taxes         -         -         -         -         2,268.00           06098 - Room Rental         -         83.33         83.33         315.00         -           Total Administrative         3,889.84         3,838.50         (51.34)         37,133.28         23,0           Operational           06201 - Repairs & Maintenance         -         125.00         125.00         59.56           06204 - Signs         -         33.33         33.33         3350.00         1,           Total Operational         -         351.16         351.16 <td>87.50 (187.5</td> <td>50) 375.00</td>	87.50 (187.5	50) 375.00
06051 - Postage         3.87         75.00         71.13         943.24         -           06052 - Copies         345.20         39.32         (305.88)         1,180.27         -           06053 - Storage Facility (Records & P         73.82         260.10         186.28         1,365.02         1,1           06070 - Permits & Licenses         -         5.10         5.10         61.25           06080 - Insurance         1,009.63         1,083.92         74.29         5,544.88         6,0           06085 - Income Taxes         -         -         -         -         2,268.00           06098 - Room Rental         -         83.33         83.33         315.00         -           Total Administrative         3,889.84         3,838.50         (51.34)         37,133.28         23,6           Operational           06201 - Repairs & Maintenance         -         125.00         125.00         59.56           06204 - Signs         -         33.33         33.33         -           06205 - Road Maintenance         -         192.83         192.83         3,350.00         1,           Total Operational         -         351.16         351.16         3,409.56         2,1 <td>19.64 (11,995.5</td> <td>51) 15,839.26</td>	19.64 (11,995.5	51) 15,839.26
06052 - Copies         345.20         39.32         (305.88)         1,180.27         3.000         3.000         1,180.27         3.000         3.000         1,180.27         3.000         3.000         1,180.27         3.000         1,180.27         3.000         1,180.27         3.000         1,180.27         3.000         1,180.27         3.000         1,180.27         3.000         1,180.27         3.1,180.27         1,200         1,25         1,200         1,25         1,200         1,25         1,200         1,25         1,200         1,25         1,200         1,25         1,200         1,25         1,200         1,25         1,25         1,200         1,25         1,200         1,25         1,25         1,25         1,200         1,25         1	49.98 332.	.58 2,500.00
06053 - Storage Facility (Records & P         73.82         260.10         186.28         1,365.02         1,1           06070 - Permits & Licenses         -         5.10         5.10         61.25           06080 - Insurance         1,009.63         1,083.92         74.29         5,544.88         6,0           06085 - Income Taxes         -         -         -         2,268.00         -           06098 - Room Rental         -         83.33         83.33         315.00         -           Total Administrative         3,889.84         3,838.50         (51.34)         37,133.28         23,0           Operational           06201 - Repairs & Maintenance         -         125.00         125.00         59.56         -           06204 - Signs         -         33.33         33.33         -         -         -           06205 - Road Maintenance         -         192.83         192.83         3,350.00         1,           Total Operational         -         351.16         351.16         3,409.56         2,1           Landscape           06361 - Landscape Maintenance/Beautifi         1,950.00         3,750.00         (1,050.00)         19,600.00         22,50.	50.00 (493.2	24) 900.00
06070 - Permits & Licenses         -         5.10         5.10         61.25           06080 - Insurance         1,009.63         1,083.92         74.29         5,544.88         6,9           06085 - Income Taxes         -         -         -         2,268.00           06098 - Room Rental         -         83.33         83.33         315.00         4           Total Administrative         3,889.84         3,838.50         (51.34)         37,133.28         23,0           Operational           06201 - Repairs & Maintenance         -         125.00         125.00         59.56         5           06204 - Signs         -         33.33         33.33         -         6         7         6	35.92 (944.3	35) 471.87
06080 - Insurance         1,009.63         1,083.92         74.29         5,544.88         6,8           06085 - Income Taxes         -         -         -         -         2,268.00           06098 - Room Rental         -         83.33         83.33         315.00         4           Total Administrative         3,889.84         3,838.50         (51.34)         37,133.28         23,0           Operational           06201 - Repairs & Maintenance         -         125.00         125.00         59.56         59.56         50.0         59.56         50.0         59.56         50.0         59.56         50.0         59.56         50.0         59.56         50.0         59.56         50.0         59.56         50.0         59.56         50.0         50.0         59.56         50.0	60.60 195.	.58 3,121.23
06085 - Income Taxes         -         -         -         2,268.00           06098 - Room Rental         -         83.33         83.33         315.00         -           Total Administrative         3,889.84         3,838.50         (51.34)         37,133.28         23,0           Operational           06201 - Repairs & Maintenance         -         125.00         125.00         59.56         -           06204 - Signs         -         33.33         33.33         -         -         -           06205 - Road Maintenance         -         192.83         192.83         3,350.00         1,           Total Operational         -         351.16         351.16         3,409.56         2,1           Landscape           06361 - Landscape Maintenance/Beautifi         1,950.00         965.71         (984.29)         2,350.00         5,           06362 - Road Easement Mowing         4,800.00         3,750.00         (1,050.00)         19,600.00         22,5	30.60 (30.6	65) 61.25
06098 - Room Rental         -         83.33         83.33         315.00         4           Total Administrative         3,889.84         3,838.50         (51.34)         37,133.28         23,0           Operational           06201 - Repairs & Maintenance         -         125.00         125.00         59.56	03.52 958.6	.64 13,007.05
Total Administrative         3,889.84         3,838.50         (51.34)         37,133.28         23,00           Operational         06201 - Repairs & Maintenance         -         125.00         125.00         59.56         125.00         59.56         125.00         59.56         125.00         59.56         125.00         59.56         125.00         59.56         125.00         125.00         59.56         125.00         125.00         59.56         125.00	- (2,268.0	.00)
Operational         06201 - Repairs & Maintenance       -       125.00       125.00       59.56         06204 - Signs       -       33.33       33.33       -         06205 - Road Maintenance       -       192.83       192.83       3,350.00       1,         Total Operational       -       351.16       351.16       3,409.56       2,1         Landscape         06361 - Landscape Maintenance/Beautifi       1,950.00       965.71       (984.29)       2,350.00       5,7         06362 - Road Easement Mowing       4,800.00       3,750.00       (1,050.00)       19,600.00       22,4	99.98 184.9	.98 1,000.00
06201 - Repairs & Maintenance       -       125.00       125.00       59.56         06204 - Signs       -       33.33       33.33       -         06205 - Road Maintenance       -       192.83       192.83       3,350.00       1,         Total Operational       -       351.16       351.16       3,409.56       2,1         Landscape         06361 - Landscape Maintenance/Beautifi       1,950.00       965.71       (984.29)       2,350.00       5,         06362 - Road Easement Mowing       4,800.00       3,750.00       (1,050.00)       19,600.00       22,5	31.00 (14,102.2	46,062.14
06204 - Signs       -       33.33       33.33       -       -         06205 - Road Maintenance       -       192.83       192.83       3,350.00       1,         Total Operational       -       351.16       351.16       3,409.56       2,1         Landscape         06361 - Landscape Maintenance/Beautifi       1,950.00       965.71       (984.29)       2,350.00       5,         06362 - Road Easement Mowing       4,800.00       3,750.00       (1,050.00)       19,600.00       22,4		
06205 - Road Maintenance         -         192.83         192.83         3,350.00         1,7           Total Operational         -         351.16         351.16         3,409.56         2,1           Landscape           06361 - Landscape Maintenance/Beautifi         1,950.00         965.71         (984.29)         2,350.00         5,7           06362 - Road Easement Mowing         4,800.00         3,750.00         (1,050.00)         19,600.00         22,4	50.00 690.4	·
Total Operational         -         351.16         351.16         3,409.56         2,1           Landscape           06361 - Landscape Maintenance/Beautifi         1,950.00         965.71         (984.29)         2,350.00         5,7           06362 - Road Easement Mowing         4,800.00         3,750.00         (1,050.00)         19,600.00         22,500.00	99.98 199.9	.98 400.00
Landscape       January 1       January 2       January 3	56.98 (2,193.0	2,314.00
06361 - Landscape Maintenance/Beautifi       1,950.00       965.71       (984.29)       2,350.00       5,         06362 - Road Easement Mowing       4,800.00       3,750.00       (1,050.00)       19,600.00       22,9	06.96 (1,302.6	60) 4,214.00
06362 - Road Easement Mowing 4,800.00 3,750.00 (1,050.00) 19,600.00 22,5		
	94.26 3,444.2	.26 11,588.57
06365 - Bridle Path Mowing/Clean 2,500.00 3,083.33 583.33 4,900.00 18,400.00	00.00 2,900.0	.00 45,000.00
-	99.98 13,599.9	.98 37,000.00
06366 - Mow along LCS Road 2,600.00 1,100.00 (1,500.00) 9,100.00 6,0	00.00 (2,500.0	00) 13,200.00
06367 - Canal Maintenance & Carp - 2,833.33 2,833.33 14,166.67 16,5	99.98 2,833.3	34,000.00
Total Landscape 11,850.00 11,732.37 (117.63) 50,116.67 70,3	94.22 20,277.5	55 140,788.57
Reserves		
	99.98	- 37,000.00
Total Reserves 3,083.33 3,083.33 - 18,499.98 18,4	99.98	- 37,000.00

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Expense	18,823.17	19,005.36	182.19	109,159.49	114,032.16	4,872.67	228,064.71
							,
Operating Net Total	278.13	.03	278.10	14,148.43	.18	14,148.25	(.01)
Net Total	278.13	.03	278.10	14,148.43	.18	14,148.25	(.01)