

GREENS AT BOCA GOLF & TENNIS

Balance Sheet

As of 02/28/14

		ASSETS			
OPERATING FUNDS					
1010	FIRST SOUTHERN OPERATING	\$	36,668.98		
1015	BANK UNITED OPERATING		84,316.59		
1030	FIRST SOUTHERN SEC DEPOSIT		997.00		
1035	BANK UNITED SEC DEPOSIT		2,000.00		
1040	B OF A OPERATING CD		11,000.34		
TOTAL OPERATING FUNDS				\$	134,982.91
RESERVE FUNDS					
1070	FIRST SOUTHERN RESERVE	\$	10,555.98		
1075	BANK UNITED RESERVE		64,374.65		
TOTAL RESERVE FUNDS				\$	74,930.63
CURRENT ASSETS					
1310	MAINTENANCE RECEIVABLE	\$	28,006.01		
1320	ROOF ASSESS RECEIVABLE		656.61		
1330	SPECIAL ASSESSMENTS RECEIVABLE		1,862.37		
1340	LATE FEES RECEIVABLE		575.00		
1390	BAD DEBT ALLOWANCE		(22,885.75)		
1610	PREPAID INSURANCE		796.40		
TOTAL CURRENT ASSETS				\$	9,010.64
TOTAL ASSETS				\$	218,924.18
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		LIABILITIES & EQUITY			
CURRENT LIABILITIES:					
3010	ACCOUNTS PAYABLE	\$	1,646.00		
3015	ACCTG ACCRUAL		2,100.00		
3030	ACCRUED EXPENSES		14,813.85		
3035	REFUNDABLE SECURITY DEPOSITS		3,000.00		
3330	PREPAID OWNER ASSESSMENT		8,384.60		
SUBTOTAL CURRENT LIABILITY				\$	29,944.45
RESERVES:					
5010	RESERVE-GENERAL	\$	74,760.29		
5050	RESERVE-INTEREST		170.34		
SUBTOTAL RESERVES				\$	74,930.63
SPECIAL ASSESSMENT 2012					
5105	S/A 2012 RESERVE FEES	\$	113,574.04		
5110	S/A 2012 RESERVE EXPENSES		(77,939.56)		
TOTAL S/A 2012				\$	35,634.48
EQUITY:					
5505	CAPITAL CONTRIBUTION	\$	7,775.00		
5510	FUND BALANCE		65,829.14		
5515	PRIOR YEAR ADJUSTMENT		(125.00)		
	CURRENT YR NET INCOME/LOSS		4,935.48		
SUBTOTAL EQUITY				\$	78,414.62
TOTAL LIABILITIES & EQUITY				\$	218,924.18
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GREENS AT BOCA GOLF & TENNIS

Income/Expense Statement

Period: 02/01/14 to 02/28/14

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
27,145.00	27,145.00	.00	06320 ASSESSMENT INCOME	54,290.00	54,290.00	.00	325,740.00
3,475.48	1,581.00	1,894.48	06325 ROOF LOAN INCOME	9,097.58	3,162.00	5,935.58	18,972.00
125.00	.00	125.00	06340 LATE FEE INCOME	125.00	.00	125.00	.00
.00	.00	.00	06920 MISCELLANEOUS INCOME	25.00	.00	25.00	.00
50.00	.00	50.00	06940 APP FEE INCOME	100.00	.00	100.00	.00
30,795.48	28,726.00	2,069.48	INCOME	63,637.58	57,452.00	6,185.58	344,712.00
EXPENSES							
GENERAL & ADMINISTRATIVE							
250.00	250.00	.00	07002 ACCOUNTING FEES	500.00	500.00	.00	3,000.00
438.27	125.00	(313.27)	07005 ADMINISTRATIVE EXPENSES	2,208.25	250.00	(1,958.25)	1,500.00
7,242.36	8,041.67	799.31	07010 INSURANCE	14,991.77	16,083.34	1,091.57	96,500.00
675.00	416.67	(258.33)	07015 LEGAL FEES	1,584.75	833.34	(751.41)	5,000.00
857.00	1,125.00	268.00	07020 MANAGEMENT FEES	1,714.00	2,250.00	536.00	13,500.00
.00	36.25	36.25	07025 PERMITS, LICENSES, FEES	.00	72.50	72.50	435.00
6,100.00	6,100.00	.00	07035 MASTER ASSESSMENT	12,200.00	12,200.00	.00	73,200.00
.00	440.00	440.00	07045 BAD DEBT EXPENSE	.00	880.00	880.00	5,280.00
15,562.63	16,534.59	971.96	GENERAL & ADMINISTRATIVE	33,198.77	33,069.18	(129.59)	198,415.00
LANDSCAPE EXPENSES							
3,667.00	3,708.33	41.33	08002 LANDSCAPE CONTRACT	7,334.00	7,416.66	82.66	44,500.00
.00	416.67	416.67	08010 LANDSCAPE IMPROVEMENTS	300.00	833.34	533.34	5,000.00
.00	100.00	100.00	08015 IRRIGATION MAINTENANCE	1,066.83	200.00	(1,666.83)	1,200.00
.00	833.33	833.33	08025 TREE TRIM/REPLACE	600.00	1,666.66	1,066.66	10,000.00
3,667.00	5,058.33	1,391.33	LANDSCAPE EXPENSES	10,100.83	10,116.66	15.83	60,700.00

GREENS AT BOCA GOLF & TENNIS

Income/Expense Statement

Period: 02/01/14 to 02/28/14

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
COMMON AREA MAINTENANCE							
317.61	225.00	(92.61)	08305 JANITORIAL SERVICE	609.43	450.00	(159.43)	2,700.00
701.00	120.00	(581.00)	08310 PEST CONTROL	827.00	240.00	(587.00)	1,440.00
270.00	270.83	.83	08315 POOL CONTRACT	540.00	541.66	1.66	3,250.00
.00	208.33	208.33	08320 POOL/SPA/FOUNTAIN REPAIRS	925.00	416.66	(508.34)	2,500.00
(540.54)	833.33	1,373.87	08502 GENERAL REPAIR & MAINTENANCE	1,465.56	1,666.66	201.10	10,000.00
.00	416.67	416.67	08505 CONTINGENCY	.00	833.34	833.34	5,000.00
748.07	2,074.16	1,326.09	COMMON AREA MAINTENANCE	4,366.99	4,148.32	(218.67)	24,890.00
UTILITIES EXPENSES							
22.15	25.00	2.85	09001 ELECTRIC-ENTRY WAYS	72.76	50.00	(22.76)	300.00
395.86	333.33	(62.53)	09002 ELECTRIC-POOL	1,529.14	666.66	(862.48)	4,000.00
130.72	83.33	(47.39)	09003 ELECTRIC-SPRINKLERS	171.28	166.66	(4.62)	1,000.00
156.56	133.33	(23.23)	09004 ELECTRIC-STREET LIGHTS	466.76	266.66	(200.10)	1,600.00
66.43	208.33	141.90	09010 WATER & SEWER	244.41	416.66	172.25	2,500.00
771.72	783.32	11.60	UTILITIES EXPENSES	2,484.35	1,566.64	(917.71)	9,400.00
RESERVES							
4,275.58	4,275.58	.00	09505 GENERAL RESERVE	8,551.16	8,551.16	.00	51,307.00
4,275.58	4,275.58	.00	RESERVES	8,551.16	8,551.16	.00	51,307.00
25,025.00	28,725.98	3,700.98	TOTAL EXPENSES	58,702.10	57,451.96	(1,250.14)	344,712.00
5,770.48	.02	5,770.46	CURRENT NET INCOME/ (LOSS)	4,935.48	.04	4,935.44	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 02/01/14

Ending account #: "Last"

Ending date: 02/28/14

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	FIRST SOUTHERN OPERATING			32,055.32	31,496.89	26,883.23	4,613.66	36,668.98
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/14	AP0034	CK214		7,705.12	IPFS COPORATION	8 OF 11 DUE 2/1	
	02/01/14	AP0035	1031		1,007.00	A & N MANAGEMENT, INC.	FEB MANAGEMENT	
	02/01/14	AP0035	1032		225.00	A & N MAINTENANCE	FEB JANITORIAL	
	02/01/14	AP0035	1033		4,275.58	GREENS AT BOCA GOLF AND T	FEB RESERVE	
	02/01/14	AP0035	1034		3,667.00	LANDSCAPE CREATIONS	FEB CONTRACT	
	02/03/14	AR0000	AR04	1,991.61		Owner Cash Receipts		
	02/04/14	AR0000	AR04	1,780.00		Owner Cash Receipts		
	02/04/14	GJ0015	EXP FUND		3.00	FIRST SOUTHERN BANK		
	02/05/14	AR0000	AR04	6,201.05		Owner Cash Receipts		
	02/06/14	AR0000	AR04	445.00		Owner Cash Receipts		
	02/06/14	AR0011	AR-011	890.00		Owner Cash Receipts		
	02/07/14	AR0000	AR04	162.26		Owner Cash Receipts		
	02/10/14	AR0000	AR04	1,539.22		Owner Cash Receipts		
	02/10/14	AR0000	AR07		445.00	Payment Adjustment		
	02/10/14	AR0012	AR-012	547.22		Owner Cash Receipts		
	02/11/14	AP0047	1035		31.43	ACCURATE INC.	JANITORIAL SUPPLIES	
	02/11/14	AP0047	1036		118.00	A.C.T. JANITORIAL SERVICE	JANITORIAL SVC 2/1-2/16	
	02/11/14	AP0047	1037		909.75	ROSENBAUM MOLLENGARDEN PL	LAWSUIT CUMMINS	
	02/11/14	AP0047	1038		294.00	LANDSCAPE CREATIONS	PER IRRIGATION AUDIT	
	02/11/14	AP0050	1039		6,100.00	BOCA GOLF AND TENNIS	FEB MASTER DUES	
	02/11/14	AR0000	AR04	2,256.05		Owner Cash Receipts		
	02/11/14	AR0013	AR-013	999.39		Owner Cash Receipts		
	02/12/14	AR0000	AR04	2,181.71		Owner Cash Receipts		
	02/13/14	AR0000	3129	50.00		067 AWAD RESALE APP		
	02/13/14	AR0000	AR04	1,126.61		Owner Cash Receipts		
	02/13/14	AR0014	AR-014	1,610.66		Owner Cash Receipts		
	02/14/14	AR0000	AR04	102.22		Owner Cash Receipts		
	02/17/14	AR0015	AR-015	890.00		Owner Cash Receipts		
	02/18/14	AP0000	1018	25.39		Void chk, A & N MAINTENAN	VOID	
	02/18/14	AR0016	AR-016	3,877.32		Owner Cash Receipts		
	02/20/14	AR0000	AR04	547.22		Owner Cash Receipts		
	02/21/14	AR0000	AR04	751.66		Owner Cash Receipts		
	02/26/14	AR0000	AR07		437.83	Payment Adjustment		
	02/27/14	AP0000	1042	675.00		Void chk, ARC MEDIATION	VOID	
	02/27/14	AP0063	1040		282.27	A & N MANAGEMENT, INC.	FEB ADMIN EXP	
	02/27/14	AP0063	1041		24.96	A & N MAINTENANCE	PADLOCK BATHROOM STORAGE	
	02/27/14	AP0063	1042		675.00	ARC MEDIATION	MEDIATION-CUMMINS	
	02/27/14	AP0063	1043		66.43	EBCWUD	113477 1/21-2/19	
	02/27/14	AR0000	AR04	445.00		Owner Cash Receipts		
	02/28/14	AP0069	CK214		22.15	FLORIDA POWER & LIGHT	83510 2/3-3/3	
	02/28/14	AP0069	CK214		41.29	FLORIDA POWER & LIGHT	17765 2/3-3/3	
	02/28/14	AP0069	CK214		156.56	FLORIDA POWER & LIGHT	54393 2/3-3/3	
	02/28/14	AP0069	CK214		395.86	FLORIDA POWER & LIGHT	83412 2/3-3/3	
	02/28/14	AR0000	AR04	1,008.37		Owner Cash Receipts		
	02/28/14	AR0017	AR-017	1,393.93		Owner Cash Receipts		

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1015	BANK UNITED OPERATING			84,406.02	.00	89.43	89.43CR	84,316.59
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/12/14	AP0053	CK114		89.43	FLORIDA POWER & LIGHT	17765 12/2-1/2	
1030	FIRST SOUTHERN SEC DEPOSIT			1,000.00	.00	3.00	3.00CR	997.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/04/14	GJ0015	EXP FUND		3.00	FIRST SOUTHERN BANK		
1035	BANK UNITED SEC DEPOSIT			2,000.00	.00	.00	.00	2,000.00
1040	B OF A OPERATING CD			11,000.34	.00	.00	.00	11,000.34
1070	FIRST SOUTHERN RESERVE			6,276.85	4,279.13	.00	4,279.13	10,555.98
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/14	AP0034	VH44	4,275.58		GREENS AT BOCA GOLF AND T	FEB RESERVE	
	02/28/14	RJ0004	INT INC	3.55		INTEREST INCOME-RESERVE		
1075	BANK UNITED RESERVE			64,338.82	35.83	.00	35.83	64,374.65
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/28/14	GJ0016	INT INC	35.83		BANK UNITED RES JAN-FEB		
1310	MAINTENANCE RECEIVABLE			28,611.70	29,530.96	30,136.65	605.69CR	28,006.01
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/14	AR0000	AR01	27,145.00		Apply Assmt/Opt Charges		
	02/01/14	AR0000	AR08		7,497.59	Prepaid Application		
	02/03/14	AR0000	AR04		1,342.17	Owner Cash Receipts		
	02/04/14	AR0000	AR04		1,780.00	Owner Cash Receipts		
	02/04/14	AR0000	AR06	565.50		Owner Expense Adjust.		
	02/05/14	AR0000	AR04		4,418.90	Owner Cash Receipts		
	02/06/14	AR0000	AR04		445.00	Owner Cash Receipts		
	02/06/14	AR0011	AR-011		445.00	Owner Cash Receipts		
	02/10/14	AR0000	AR04		1,265.71	Owner Cash Receipts		
	02/10/14	AR0000	AR07	35.00		Payment Adjustment		
	02/10/14	AR0000	AR07	445.00		Payment Adjustment		
	02/10/14	AR0012	AR-012		445.00	Owner Cash Receipts		
	02/11/14	AR0000	AR04		1,786.99	Owner Cash Receipts		
	02/11/14	AR0000	AR06	26.97		Owner Expense Adjust.		
	02/11/14	AR0000	AR06	408.88		Owner Expense Adjust.		
	02/11/14	AR0013	AR-013		897.17	Owner Cash Receipts		
	02/12/14	AR0000	AR04		1,891.20	Owner Cash Receipts		
	02/13/14	AR0000	AR04		897.17	Owner Cash Receipts		
	02/13/14	AR0014	AR-014		1,591.51	Owner Cash Receipts		
	02/17/14	AR0015	AR-015		890.00	Owner Cash Receipts		
	02/18/14	AR0016	AR-016		2,742.74	Owner Cash Receipts		
	02/20/14	AR0000	AR06	28.95		Owner Expense Adjust.		
	02/20/14	AR0000	AR06		437.83	Owner Expense Adjust.		
	02/20/14	AR0000	AR06	437.83		Owner Expense Adjust.		

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	
	02/26/14	AR0000	AR07	437.83		Payment Adjustment		
	02/27/14	AR0000	AR06		35.00	Owner Expense Adjust.		
	02/28/14	AR0000	AR04		444.84	Owner Cash Receipts		
	02/28/14	AR0017	AR-017		882.83	Owner Cash Receipts		
1320	ROOF ASSESS RECEIVABLE			944.30	3,475.48	3,763.17	287.69CR	656.61
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/14	AR0000	AR01	2,657.72		Apply Assmt/Opt Charges		
	02/01/14	AR0000	AR08		261.02	Prepaid Application		
	02/03/14	AR0000	AR04		223.11	Owner Cash Receipts		
	02/05/14	AR0000	AR04		613.32	Owner Cash Receipts		
	02/10/14	AR0000	AR04		199.95	Owner Cash Receipts		
	02/10/14	AR0012	AR-012		102.22	Owner Cash Receipts		
	02/11/14	AR0000	AR04		306.66	Owner Cash Receipts		
	02/11/14	AR0000	AR06	408.88		Owner Expense Adjust.		
	02/11/14	AR0000	AR06		26.97	Owner Expense Adjust.		
	02/11/14	AR0000	AR06		408.88	Owner Expense Adjust.		
	02/11/14	AR0013	AR-013		102.22	Owner Cash Receipts		
	02/12/14	AR0000	AR04		290.51	Owner Cash Receipts		
	02/13/14	AR0000	AR04		229.44	Owner Cash Receipts		
	02/14/14	AR0000	AR04		77.92	Owner Cash Receipts		
	02/18/14	AR0016	AR-016		393.70	Owner Cash Receipts		
	02/28/14	AR0000	AR04		16.15	Owner Cash Receipts		
	02/28/14	AR0000	AR06	408.88		Owner Expense Adjust.		
	02/28/14	AR0017	AR-017		511.10	Owner Cash Receipts		
1330	SPECIAL ASSESSMENTS RECEIVABLE			1,862.37	.00	.00	.00	1,862.37
1340	LATE FEES RECEIVABLE			600.00	250.00	275.00	25.00CR	575.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/20/14	AR0000	AR02	250.00		Apply Late Fees		
	02/20/14	AR0000	AR06		125.00	Owner Expense Adjust.		
	02/27/14	AR0000	AR06		25.00	Owner Expense Adjust.		
	02/28/14	AR0000	AR04		25.00	Owner Cash Receipts		
	02/28/14	AR0000	AR06		75.00	Owner Expense Adjust.		
	02/28/14	AR0000	AR06		25.00	Owner Expense Adjust.		
1390	BAD DEBT ALLOWANCE			22,885.75CR	.00	.00	.00	22,885.75CR
1610	PREPAID INSURANCE			333.64	7,705.12	7,242.36	462.76	796.40
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/14	AF0034	CK214	7,705.12		IPFS CORPORATION	8 OF 11 DUE 2/1	
	02/28/14	RJ0002	PPD INS		7,242.36	PREPAID INSURANCE		

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1620	PREPAID EXPENSES-OTHER			.00	.00	.00	.00	.00
3010	ACCOUNTS PAYABLE			1,235.18CR	18,494.81	18,905.63	410.82CR	1,646.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/14	AP0034	VH44		4,275.58	GREENS AT BOCA GOLF AND T	FEB RESERVE	
	02/01/14	AP0034	VH45		225.00	A & N MAINTENANCE	FEB JANITORIAL	
	02/01/14	AP0034	VH46		3,667.00	LANDSCAPE CREATIONS	FEB CONTRACT	
	02/01/14	AP0034	VH47		1,007.00	A & N MANAGEMENT, INC.	FEB MANAGEMENT	
	02/01/14	AP0035	1031	1,007.00		A & N MANAGEMENT, INC.	FEB MANAGEMENT	
	02/01/14	AP0035	1032	225.00		A & N MAINTENANCE	FEB JANITORIAL	
	02/01/14	AP0035	1033	4,275.58		GREENS AT BOCA GOLF AND T	FEB RESERVE	
	02/01/14	AP0035	1034	3,667.00		LANDSCAPE CREATIONS	FEB CONTRACT	
	02/06/14	AP0044	VH53		118.00	ACCURATE INC.	JANITORIAL SVC 2/1-2/16	
	02/11/14	AP0045	53	118.00		ACCURATE INC.	VOID WRONG VENDOR	
	02/11/14	AP0046	VH55		118.00	A.C.T. JANITORIAL SERVICE	JANITORIAL SVC 2/1-2/16	
	02/11/14	AP0047	1035	31.43		ACCURATE INC.	JANITORIAL SUPPLIES	
	02/11/14	AP0047	1036	118.00		A.C.T. JANITORIAL SERVICE	JANITORIAL SVC 2/1-2/16	
	02/11/14	AP0047	1037	909.75		ROSENBAUM MOLLENGARDEN PL	LAWSUIT CUMMINS	
	02/11/14	AP0047	1038	294.00		LANDSCAPE CREATIONS	PER IRRIGATION AUDIT	
	02/11/14	AP0049	VH56		6,100.00	BOCA GOLF AND TENNIS	FEB MASTER DUES	
	02/11/14	AP0050	1039	6,100.00		BOCA GOLF AND TENNIS	FEB MASTER DUES	
	02/13/14	AP0062	VH67		675.00	ARC MEDIATION	MEDIATION-CUMMINS	
	02/18/14	AP0000	1018		25.39	Void chk, A & N MAINTENAN	VOID	
	02/18/14	AP0061	40	25.39		A & N MAINTENANCE	VOID	
	02/21/14	AP0062	VH68		24.96	A & N MAINTENANCE	PADLOCK BATHROOM STORAGE	
	02/25/14	AP0062	VH69		282.27	A & N MANAGEMENT, INC.	FEB ADMIN EXP	
	02/26/14	AP0062	VH70		66.43	PBCWUD	113477 1/21-2/19	
	02/27/14	AP0000	1042		675.00	Void chk, ARC MEDIATION	VOID	
	02/27/14	AP0063	1040	282.27		A & N MANAGEMENT, INC.	FEB ADMIN EXP	
	02/27/14	AP0063	1041	24.96		A & N MAINTENANCE	PADLOCK BATHROOM STORAGE	
	02/27/14	AP0063	1042	675.00		ARC MEDIATION	MEDIATION-CUMMINS	
	02/27/14	AP0063	1043	66.43		PBCWUD	113477 1/21-2/19	
	02/27/14	AP0068	67	675.00		ARC MEDIATION	VOID	
	02/27/14	AP0069	VH90		675.00	ALLAN GENTILE	MEDIATION-CUMMINS	
	02/28/14	AP0069	VH87		575.00	HOMETOWN PEST CONTROL	LAWN/SHRUB PEST CONTROL	
	02/28/14	AP0073	VH92		126.00	BUG OFF EXTERMINATORS	FEB CONTRACT	
	02/28/14	GJ0014	ACCRUE		270.00	BLUE & GOLD POOL SVC-FEB		
3015	ACCTG ACCRUAL			1,850.00CR	.00	250.00	250.00CR	2,100.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/28/14	RJ0003	ACCT ACC		250.00	ACCOUNTING ACCRUAL		
3030	ACCRUED EXPENSES			14,813.85CR	.00	.00	.00	14,813.85CR
3035	REFUNDABLE SECURITY DEPOSITS			3,000.00CR	.00	.00	.00	3,000.00CR

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3330	PREPAID OWNER ASSESSMENT	10,625.29CR	8,167.49	5,926.80	2,240.69	8,384.60CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/14 AR0000 AR08	7,758.61		Prepaid Application		
	02/03/14 AR0000 AR04		426.33	Owner Cash Receipts		
	02/05/14 AR0000 AR04		1,168.83	Owner Cash Receipts		
	02/06/14 AR0011 AR-011		445.00	Owner Cash Receipts		
	02/07/14 AR0000 AR04		162.26	Owner Cash Receipts		
	02/10/14 AR0000 AR04		73.56	Owner Cash Receipts		
	02/11/14 AR0000 AR04		162.40	Owner Cash Receipts		
	02/13/14 AR0014 AR-014		19.15	Owner Cash Receipts		
	02/14/14 AR0000 AR04		24.30	Owner Cash Receipts		
	02/18/14 AR0016 AR-016		740.88	Owner Cash Receipts		
	02/20/14 AR0000 AR04		547.22	Owner Cash Receipts		
	02/20/14 AR0000 AR06	408.88		Owner Expense Adjust.		
	02/20/14 AR0000 AR06		437.83	Owner Expense Adjust.		
	02/21/14 AR0000 AR04		751.66	Owner Cash Receipts		
	02/27/14 AR0000 AR04		445.00	Owner Cash Receipts		
	02/28/14 AR0000 AR04		522.38	Owner Cash Receipts		
5010	RESERVE-GENERAL	70,484.71CR	.00	4,275.58	4,275.58CR	74,760.29CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/28/14 RJ0001 RESERVE		4,275.58	MONTHLY RESERVE		
5050	RESERVE-INTEREST	130.96CR	.00	39.38	39.38CR	170.34CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/28/14 GJ0016 INT INC		35.83	BANK UNITED RES JAN-FEB		
	02/28/14 RJ0004 INT INC		3.55	INTEREST INCOME-RESERVE		
5105	S/A 2012 RESERVE FEES	113,574.04CR	.00	.00	.00	113,574.04CR
5110	S/A 2012 RESERVE EXPENSES	77,939.56	.00	.00	.00	77,939.56
5505	CAPITAL CONTRIBUTION	7,775.00CR	.00	.00	.00	7,775.00CR
5510	FUND BALANCE	65,829.14CR	.00	.00	.00	65,829.14CR
5515	PRIOR YEAR ADJUSTMENT	.00	125.00	.00	125.00	125.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/20/14 AR0000 AR06	125.00		Owner Expense Adjust.		
6320	ASSESSMENT INCOME	27,145.00CR	.00	27,145.00	27,145.00CR	54,290.00CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/14 AR0000 AR01		27,145.00	Apply Assmt/Opt Charges		

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6325	ROOF LOAN INCOME			5,622.10CR	.00	3,475.48	3,475.48CR	9,097.58CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/14	AR0000	AR01		2,657.72	Apply Assmt/Opt Charges		
	02/11/14	AR0000	AR06		408.88	Owner Expense Adjust.		
	02/28/14	AR0000	AR06		408.88	Owner Expense Adjust.		
6340	LATE FEE INCOME			.00	125.00	250.00	125.00CR	125.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/20/14	AR0000	AR02		250.00	Apply Late Fees		
	02/27/14	AR0000	AR06	25.00		Owner Expense Adjust.		
	02/28/14	AR0000	AR06	75.00		Owner Expense Adjust.		
	02/28/14	AR0000	AR06	25.00		Owner Expense Adjust.		
6920	MISCELLANEOUS INCOME			25.00CR	.00	.00	.00	25.00CR
6940	APP FEE INCOME			50.00CR	.00	50.00	50.00CR	100.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/13/14	AR0000	3129		50.00	067 AWAD RESALE APP		
7002	ACCOUNTING FEES			250.00	250.00	.00	250.00	500.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/28/14	RJ0003	ACCT ACC	250.00		ACCOUNTING ACCRUAL		
7005	ADMINISTRATIVE EXPENSES			1,769.98	473.27	35.00	438.27	2,208.25
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/14	AP0034	VH47	150.00		A & N MANAGEMENT, INC.	FEB MANAGEMENT	
	02/04/14	GJ0015	EXP FUND	6.00		FIRST SOUTHERN BANK		
	02/10/14	AR0000	AR07		35.00	Payment Adjustment		
	02/25/14	AP0062	VH69	282.27		A & N MANAGEMENT, INC.	FEB ADMIN EXP	
	02/27/14	AR0000	AR06	35.00		Owner Expense Adjust.		
7010	INSURANCE			7,749.41	7,242.36	.00	7,242.36	14,991.77
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/28/14	RJ0002	PPD INS	7,242.36		PREPAID INSURANCE		
7015	LEGAL FEES			909.75	1,350.00	675.00	675.00	1,584.75
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/13/14	AP0062	VH67	675.00		ARC MEDIATION	MEDIATION-CUMMINS	
	02/27/14	AP0068	67		675.00	ARC MEDIATION	MEDIATION-CUMMINS	
	02/27/14	AP0069	VH90	675.00		ALLAN GENTILE	MEDIATION-CUMMINS	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7020	MANAGEMENT FEES	857.00	857.00	.00	857.00	1,714.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/01/14 AP0034 VH47 857.00 A & N MANAGEMENT, INC. FEB MANAGEMENT					
7035	MASTER ASSESSMENT	6,100.00	6,100.00	.00	6,100.00	12,200.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/11/14 AP0049 VH56 6,100.00 BOCA GOLF AND TENNIS FEB MASTER DUES					
8002	LANDSCAPE CONTRACT	3,667.00	3,667.00	.00	3,667.00	7,334.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/01/14 AP0034 VH46 3,667.00 LANDSCAPE CREATIONS FEB CONTRACT					
8010	LANDSCAPE IMPROVEMENTS	300.00	.00	.00	.00	300.00
8015	IRRIGATION MAINTENANCE	1,866.83	.00	.00	.00	1,866.83
8025	TREE TRIM/REPLACE	600.00	.00	.00	.00	600.00
8305	JANITORIAL SERVICE	291.82	461.00	143.39	317.61	609.43
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/01/14 AP0034 VH45 225.00 A & N MAINTENANCE FEB JANITORIAL					
	02/06/14 AP0044 VH53 118.00 ACCURATE INC. JANITORIAL SVC 2/1-2/16					
	02/11/14 AP0045 53 118.00 ACCURATE INC. VOID WRONG VENDOR					
	02/11/14 AP0046 VH55 118.00 A.C.T. JANITORIAL SERVICE JANITORIAL SVC 2/1-2/16					
	02/18/14 AP0061 40 25.39 A & N MAINTENANCE CLEANING SUPPLIES-BATHROO					
8310	PEST CONTROL	126.00	701.00	.00	701.00	827.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/14 AP0069 VH87 575.00 HOMETOWN PEST CONTROL LAWN/SHRUB PEST CONTROL					
	02/28/14 AP0073 VH92 126.00 BUG OFF EXTERMINATORS FEB CONTRACT					
8315	POOL CONTRACT	270.00	270.00	.00	270.00	540.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/14 GJ0014 ACCRUE 270.00 BLUE & GOLD POOL SVC-FEB					
8320	POOL/SPA/FOUNTAIN REPAIRS	925.00	.00	.00	.00	925.00
8502	GENERAL REPAIR & MAINTENANCE	2,006.10	24.96	565.50	540.54CR	1,465.56
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/04/14 AR0000 AR06 565.50 Owner Expense Adjust.					
	02/21/14 AP0062 VH68 24.96 A & N MAINTENANCE PADLOCK BATHROOM STORAGE					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9001	ELECTRIC-ENTRY WAYS	50.61	22.15	.00	22.15	72.76
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/14 AP0069 CK214 22.15 FLORIDA POWER & LIGHT 83510 2/3-3/3					
9002	ELECTRIC-POOL	1,133.28	395.86	.00	395.86	1,529.14
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/14 AP0069 CK214 395.86 FLORIDA POWER & LIGHT 83412 2/3-3/3					
9003	ELECTRIC-SPRINKLERS	40.56	130.72	.00	130.72	171.28
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/12/14 AP0053 CK114 89.43 FLORIDA POWER & LIGHT 17765 12/2-1/2					
	02/28/14 AP0069 CK214 41.29 FLORIDA POWER & LIGHT 17765 2/3-3/3					
9004	ELECTRIC-STREET LIGHTS	310.20	156.56	.00	156.56	466.76
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/14 AP0069 CK214 156.56 FLORIDA POWER & LIGHT 54393 2/3-3/3					
9010	WATER & SEWER	177.98	66.43	.00	66.43	244.41
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/26/14 AP0062 VH70 66.43 PBCWUD 113477 1/21-2/19					
9505	GENERAL RESERVE	4,275.58	4,275.58	.00	4,275.58	8,551.16
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	02/28/14 RJ0001 RESERVE 4,275.58 MONTHLY RESERVE					
Grand totals:		.00	130,129.60	130,129.60	.00	.00

-- End of report --