

Lexington Lakes Condominium Association, Inc.

As of 01/31/18

Balance Sheet

Assets

Current Assets:

Cash - operating	\$	453,389.67	
Due from replacement		86.11	
Assessments receivable		5,515.00	
Prepaid expenses		177,605.63	
		<hr/>	
Total Current Assets			\$ 636,596.41

Restricted Assets:

Cash - replacement fund	\$	1,188,316.71	
Due from operating		(86.11)	
		<hr/>	
Total Restricted Assets			\$ 1,188,230.60

Other assets:

Utility deposits	\$	15,726.87	
		<hr/>	
Total other assets			\$ 15,726.87

\$ 1,840,553.88
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No assurance is provided on these financial statements and supplementary information as Carr, Riggs & Ingram, LLC did not perform audit, review or compilation procedures. Substantially all disclosures, the statement of cash flows, and supplementary information on future major repairs and replacements required by accounting principles generally accepted in the United States of America are omitted.

Lexington Lakes Condominium Association, Inc.

As of 01/31/18

Balance Sheet

Liabilities & Fund Balance

Current Liabilities:

Accounts Payable	\$	41,099.16	
Prepaid Owner Assessments		37,247.08	
Refundable security deposits		13,530.22	
Social activity fund		122.59	
Insurance payable		58,757.67	
Deferred income		50,028.70	
Deferred cable income		9,240.00	
Current Portion LTD		14,743.28	

Total Current Liabilities			\$	224,768.70
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Long Term Debt

N/P - Termite	\$	91,686.53	
Less - Current Portion LTD		(14,743.28)	

Total Long Term Debt			\$	76,943.25
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Fund Balances:

Operating fund balance	\$	297,940.74	
Replacement fund		1,188,230.60	
Working capital Fund		54,510.90	
Assessments and revenues over (under) expenses		(1,840.31)	

Total Fund Balance			\$	1,538,841.93
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			\$	1,840,553.88
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Lexington Lakes Condominium Association, Inc.

As of 01/31/18

Balance Sheet
Supporting Schedules

Operating cash:

Seacoast Bank - operating	\$	30,837.34
Seacoast Natl. operating sweep		141,532.39
CenterState Working Capital MM		66,273.76
CenterState - Securitiy deposit		12,405.20
Florida Community Bank CD		51,577.45
CenterState CD 1.01% 5/25/18		100,763.53
CenterState CD 6/2018		50,000.00
Total operating cash	\$	453,389.67

Reserve cash:

SNB Reserve Repo acct	\$	231,158.45
Florida Community Bk 1.35%		204,054.64
New York Community Bank CD		250,263.42
Bank United CD 1.25% 4/2/18		252,840.20
Trustco Bank CD		250,000.00
Total reserve cash	\$	1,188,316.71
Total operating and reserve	\$	1,641,706.38

Assessments receivable:

Accounts receivables	\$	7,690.11
Allowance for bad debt		(2,175.11)
Total assessments receivable	\$	5,515.00

Prepaid expenses:

Prepaid insurance	\$	74,439.07
Prepaid expenses		12,299.90
Prepaid Expense - Termite		90,866.66
Total prepaid expenses	\$	177,605.63

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As of 01/31/18

Balance Sheet
Supporting Schedules

Replacement funds:

Pooled reserve beg bal	\$	1,169,474.15
Pooled reserve collections		18,500.00
Pooled reserve interest		256.45
Total pooled reserves	\$	<u>1,188,230.60</u>

Total replacement funds	\$	<u>1,188,230.60</u>
		=====

Working Capital fund

Working capital beg bal	\$	54,508.13
Working capital interest		2.77
Total Working capital	\$	<u>54,510.90</u>
		=====

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Lexington Lakes Condominium Association, Inc

Period: 01/01/18 to 01/31/18

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Statement of Assessments, Revenues and Expenses - Budget/Actual							
Assessments and revenues:							
Maintenance Assessments	67,300.00	67,300.00	.00	67,300.00	67,300.00	.00	807,600.00
Reserve assessments	18,500.00	18,500.00	.00	18,500.00	18,500.00	.00	222,000.00
Background check income	600.00	.00	600.00	600.00	.00	600.00	.00
Late fees	25.00	.00	25.00	25.00	.00	25.00	.00
Interest income	130.20	119.16	11.04	130.20	119.16	11.04	1,430.00
Cable bonus income	264.00	.00	264.00	264.00	.00	264.00	.00
Miscellaneous	.00	8.33	(8.33)	.00	8.33	(8.33)	100.00
Other income	100.00	50.00	50.00	100.00	50.00	50.00	600.00
Gate remote	10.00	25.00	(15.00)	10.00	25.00	(15.00)	300.00
Attorney fees	12.76	.00	12.76	12.76	.00	12.76	.00
Capital contribution	975.00	787.50	187.50	975.00	787.50	187.50	9,450.00
	<u>87,916.96</u>	<u>86,789.99</u>	<u>1,126.97</u>	<u>87,916.96</u>	<u>86,789.99</u>	<u>1,126.97</u>	<u>1,041,480.00</u>
Expenses:							
Administrative expenses							
Management fees	5,684.96	5,532.24	(152.72)	5,684.96	5,532.24	(152.72)	66,386.84
Management other	.00	425.66	425.66	.00	425.66	425.66	5,108.00
Audit & tax prep	.00	.00	.00	.00	.00	.00	4,350.00
Accounting services	1,078.00	1,167.91	89.91	1,078.00	1,167.91	89.91	14,015.00
Legal & professional	.00	250.00	250.00	.00	250.00	250.00	3,000.00
Domain name	.00	.00	.00	.00	.00	.00	108.00
Recreational activities	.00	8.33	8.33	.00	8.33	8.33	100.00
Computer repairs	.00	24.16	24.16	.00	24.16	24.16	290.00
Website Maintenance	.00	41.67	41.67	.00	41.67	41.67	500.00
Insurance	7,484.59	7,083.33	(401.26)	7,484.59	7,083.33	(401.26)	85,000.00
Copier service	121.27	50.00	(71.27)	121.27	50.00	(71.27)	600.00
Postage	14.00	41.66	27.66	14.00	41.66	27.66	500.00
Office supplies	271.41	58.33	(213.08)	271.41	58.33	(213.08)	700.00
Background check expense	467.95	.00	(467.95)	467.95	.00	(467.95)	.00
Fees to the division	1,056.00	113.00	(943.00)	1,056.00	113.00	(943.00)	1,356.00
Corp annual fee	61.25	5.16	(56.09)	61.25	5.16	(56.09)	62.00
Bad debt	.00	41.67	41.67	.00	41.67	41.67	500.00
Miscellaneous	1,049.40	41.67	(1,007.73)	1,049.40	41.67	(1,007.73)	500.00
Fido baggies	182.93	59.00	(123.93)	182.93	59.00	(123.93)	708.00
	<u>17,471.76</u>	<u>14,943.79</u>	<u>(2,527.97)</u>	<u>17,471.76</u>	<u>14,943.79</u>	<u>(2,527.97)</u>	<u>183,783.84</u>

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Lexington Lakes Condominium Association, Inc

Period: 01/01/18 to 01/31/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Statement of Assessments, Revenues and Expenses - Budget/Actual							
Utilities:							
Electric	2,279.19	2,216.67	(62.52)	2,279.19	2,216.67	(62.52)	26,600.00
Water & sewer	13,142.68	11,041.67	(2,101.01)	13,142.68	11,041.67	(2,101.01)	132,500.00
Trash collection	2,953.40	2,875.00	(78.40)	2,953.40	2,875.00	(78.40)	34,500.00
Telephone/internet	524.31	633.33	109.02	524.31	633.33	109.02	7,600.00
Cable TV	10,121.73	11,144.00	1,022.27	10,121.73	11,144.00	1,022.27	133,728.00
	<u>29,021.31</u>	<u>27,910.67</u>	<u>(1,110.64)</u>	<u>29,021.31</u>	<u>27,910.67</u>	<u>(1,110.64)</u>	<u>334,928.00</u>
Building and equipment							
Bldg Maintenance & supply	.00	500.00	500.00	.00	500.00	500.00	6,000.00
Golf cart maintenance	.00	62.50	62.50	.00	62.50	62.50	750.00
Gate maintenance & repairs	354.70	125.00	(229.70)	354.70	125.00	(229.70)	1,500.00
Janitorial service	1,378.00	1,378.00	.00	1,378.00	1,378.00	.00	16,536.00
Janitorial supplies	129.80	41.66	(88.14)	129.80	41.66	(88.14)	500.00
Backflow inspections	.00	.00	.00	.00	.00	.00	400.00
Lake maint/littoral zone	320.33	326.89	6.56	320.33	326.89	6.56	3,922.72
Fountain maint and repairs	.00	41.66	41.66	.00	41.66	41.66	500.00
Pest control - clubhouse int	.00	41.66	41.66	.00	41.66	41.66	500.00
Lighting/electrician	307.50	166.66	(140.84)	307.50	166.66	(140.84)	2,000.00
Extinguishers/hydrants maint	.00	71.25	71.25	.00	71.25	71.25	855.00
Maintenance supplies	.00	29.16	29.16	.00	29.16	29.16	350.00
Capital expenditures	.00	45.73	45.73	.00	45.73	45.73	548.81
Roofing and drywall repairs	3,050.00	1,228.16	(1,821.84)	3,050.00	1,228.16	(1,821.84)	14,737.90
Camera repairs	.00	166.66	166.66	.00	166.66	166.66	2,000.00
Termite Bond	2,495.16	2,113.22	(381.94)	2,495.16	2,113.22	(381.94)	25,358.64
	<u>8,035.49</u>	<u>6,338.21</u>	<u>(1,697.28)</u>	<u>8,035.49</u>	<u>6,338.21</u>	<u>(1,697.28)</u>	<u>76,459.07</u>
Grounds:							
Landscape Maintenance	5,906.48	5,847.91	(58.57)	5,906.48	5,847.91	(58.57)	70,175.00
Landscape replacement	.00	833.33	833.33	.00	833.33	833.33	10,000.00
Pest control / shrubs / grass	1,548.70	1,460.03	(88.67)	1,548.70	1,460.03	(88.67)	17,520.30
Irrigation contract	540.00	520.00	(20.00)	540.00	520.00	(20.00)	6,240.00
Irrigation supplies / repairs	399.25	488.33	89.08	399.25	488.33	89.08	5,860.00
Mulch program	.00	375.00	375.00	.00	375.00	375.00	4,500.00
Pressure wash	.00	458.33	458.33	.00	458.33	458.33	5,500.00
Tree trimming	350.00	250.00	(100.00)	350.00	250.00	(100.00)	3,000.00
Christmas lights and decorati	.00	316.66	316.66	.00	316.66	316.66	3,800.00
Hoover pump system repairs	129.42	176.15	46.73	129.42	176.15	46.73	2,113.79
Preserve and perimeter maint	.00	125.00	125.00	.00	125.00	125.00	1,500.00
	<u>8,873.85</u>	<u>10,850.74</u>	<u>1,976.89</u>	<u>8,873.85</u>	<u>10,850.74</u>	<u>1,976.89</u>	<u>130,209.09</u>

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Period: 01/01/18 to 01/31/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Statement of Assessments, Revenues and Expenses - Budget/Actual							
Expenses continued:							
Pool and recreation:							
Pool maintenance and repairs	380.00	416.66	36.66	380.00	416.66	36.66	5,000.00
Rec area maint and repairs	250.00	8.33	(241.67)	250.00	8.33	(241.67)	100.00
	<u>630.00</u>	<u>424.99</u>	<u>(205.01)</u>	<u>630.00</u>	<u>424.99</u>	<u>(205.01)</u>	<u>5,100.00</u>
Contract services:							
Security guards	7,224.86	7,416.66	191.80	7,224.86	7,416.66	191.80	89,000.00
	<u>7,224.86</u>	<u>7,416.66</u>	<u>191.80</u>	<u>7,224.86</u>	<u>7,416.66</u>	<u>191.80</u>	<u>89,000.00</u>
Miscellaneous:							
	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
Transfer to reserves							
Transfer to reserves	18,500.00	18,500.00	.00	18,500.00	18,500.00	.00	222,000.00
	<u>18,500.00</u>	<u>18,500.00</u>	<u>.00</u>	<u>18,500.00</u>	<u>18,500.00</u>	<u>.00</u>	<u>222,000.00</u>
	<u>89,757.27</u>	<u>86,385.06</u>	<u>(3,372.21)</u>	<u>89,757.27</u>	<u>86,385.06</u>	<u>(3,372.21)</u>	<u>1,041,480.00</u>
Assessments and revenues							
over (under) expenses	(1,840.31)	404.93	(2,245.24)	(1,840.31)	404.93	(2,245.24)	.00
	<u><u>(1,840.31)</u></u>	<u><u>404.93</u></u>	<u><u>(2,245.24)</u></u>	<u><u>(1,840.31)</u></u>	<u><u>404.93</u></u>	<u><u>(2,245.24)</u></u>	<u><u>.00</u></u>

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DATE: 2/09/18
TIME: 12:38 PM

LEXINGTON LAKES CONDOMINIUM ASSOCIATION INC
AGED OWNER BALANCES: AS OF Jan. 31, 2018
LOT/UNIT NUMBER SEQUENCE

PAGE 1

* - Previous Owner or Renter

UNIT #	ACCOUNT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
02102		BRIAN WYBLE	25.00	325.00	0.00	0.00	350.00	1ST NOTICE
02804		VINCENT SALVATORE PARADISO	25.00	315.00	0.00	0.00	340.00	1ST NOTICE
03104		LARYSA KOGUTENKO	0.00	10.00	0.00	0.00	10.00	
03306		L. MANI & S SUBRA MANIAN	0.00	10.00	0.00	0.00	10.00	
06104		CESAR BONILLA	0.00	10.00	0.00	0.00	10.00	
10201		DARLENE ROSARIO* PP	25.00-	325.00	315.00	5340.11	5955.11	ATTORNEY
12103		COLLEEN SULLIVAN MONN	350.00	315.00	0.00	0.00	665.00	
15204		DONALD & BONNIE LIOTINE	0.00	10.00	0.00	0.00	10.00	
17202		AMEDEO CASA	0.00	325.00	15.00	0.00	340.00	1ST NOTICE
TOTAL:			375.00	1645.00	330.00	5340.11	7690.11	

DATE: 2/09/18
TIME: 12:38 PM

LEXINGTON LAKES CONDOMINIUM ASSOCIATION INC
AGED OWNER BALANCES: AS OF Jan. 31, 2018

PAGE 2

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

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	110	300.00	1645.00	330.00	5340.11	7615.11
01		Late Fees	110	75.00	0.00	0.00	0.00	75.00
GRAND TOTAL:				375.00	1645.00	330.00	5340.11	7690.11

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
00110	Accounts receivables	7690.11
T O T A L		\$7690.11

-- End of report --

A G E D A C C O U N T S P A Y A B L E S U M M A R Y

Starting vendor: "First"
Cut off date: 01/31/18

Ending vendor: "Last"

Vendor Contact	Phone	Current	31-60	61-90	Over 90
ATLANTIC PERSONNEL	561-776-1804	467.95	.00	.00	.00
AT&T	866-620-6000	260.43	.00	.00	.00
BARTLETT BROTHERS SECURITY INC	772-287-1466	259.70	.00	.00	.00
BRIGHT VIEW LANDSCAPING	844-235-7778	13,832.18	.00	.00	.00
CITY OF STUART UTILITIES	772-288-5310	15,246.27	.00	.00	.00
COASTAL IRRIGATION		709.32	.00	.00	.00
COMMERCIAL FITNESS PRODUCTS		125.00	.00	.00	.00
DICKER KRIVOK & STOLOFF P.A.	561-615-0123	206.50	.00	.00	.00
LEXINGTON LAKES CONDO ASSOC		975.00	.00	.00	.00
SECURITAS SECURITY SVCS INC	561-681-4869	6,925.83	.00	.00	.00
SMAC LN#17112841		2,090.98	.00	.00	.00
Totals:		41,099.16	.00	.00	.00
Grand total:		41,099.16			

-- End of report --

DATE: 2/09/18

TIME: 12:38 PM

LEXINGTON LAKES CONDOMINIUM ASSOCIATION INC

PAGE 1

PREPAYS AS OF Jan. 31, 2018

Lot/Unit Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER CODE	PREPAID AMOUNT
CLYDE & ANGELA RICE 1550 SE HAMPSHIRE WAY # 101	01101	PP	325.00
MICHAEL HOFFMAN 1550 SE HAMPSHIRE WAY # 102	01102	PP	650.00
THOMAS GERRISH 1550 SE HAMPSHIRE WAY # 201	01201	PP	25.00
JEROMY BULLARD 1560 SE HAMPSHIRE WAY # 203	02203	PP	25.00
MARY A. HANSERT 3005 SE LEXINGTON LAKES DRIVE	02303	PP	50.00
MARK & MARY ZACCARI 3007 SE LEXINGTON LAKES DRIVE	02304	PP	325.00
THOMAS J. BURNS 2989 SE LEXINGTON LAKES DRIVE	02403	PP	25.00
GENA A. PALANK 2797 SE BIRMINGHAM DRIVE	02602	PP	325.00
CRYSTAL D. STEWARD 2803 SE BIRMINGHAM DRIVE	02605	PP	300.00
JOSE & ERIN HERRERA 2805 SE BIRMINGHAM DRIVE	02606	PP	325.00
CHARLES & DEBORAH WALKER 2773 SE BIRMINGHAM DRIVE	02701	PP	315.00
JOHN SULLIVAN 2779 SE BIRMINGHAM DRIVE	02704	PP	325.00
RICHARD & MARIANNE DEE 2781 SE BIRMINGHAM DRIVE	02705	PP	325.00
DONNA L. DOTY 2783 SE BIRMINGHAM DRIVE	02706	PP	25.00
THOMAS & BARBARA MORIN 2753 SE BIRMINGHAM DRIVE	02802	PP	495.00

DATE: 2/09/18
TIME: 12:38 PM

LEXINGTON LAKES CONDOMINIUM ASSOCIATION INC
PREPAYS AS OF Jan. 31, 2018
Lot/Unit Number Sequence

PAGE 2

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
ROBERT & MARIE RENNA 2755 SE BIRMINGHAM DRIVE	02803		PP	650.02
PATRICK & SUSAN GEARY 2759 SE BIRMINGHAM DRIVE	02805		PP	350.00
CHRISTOPHER & ANNE MORIN 2763 SE BIRMINGHAM DRIVE	02807		PP	75.00
BRADLEY R. ANDERSEN 2746 SE BIRMINGHAM DRIVE	02901		PP	125.00
NATHAN DOUGLAS LOWE 2744 SE BIRMINGHAM DRIVE	02902		PP	325.00
JOSEPH & SUSAN CLOUSER 2736 SE BIRMINGHAM DRIVE	02906		PP	295.00
ROSE C. SESTA 2768 SE BIRMINGHAM DRIVE	03001		PP	640.00
MARION JONES 2756 SE BIRMINGHAM DRIVE # 3007	03007		PP	20.00
ROBERT & MARIE RENNA 1571 SE HAMPSHIRE WAY # 101	03101		PP	650.00
SUSARA PETERSON 1571 SE HAMPSHIRE WAY # 201	03201		PP	325.00
KELLI ANN HOF-THIELE 1571 SE HAMPSHIRE WAY # 202	03202		PP	75.00
RADE JANJEVIC 1571 SE HAMPSHIRE WAY # 203	03203		PP	315.00
VIINCENT & PATRICIA CASTIGLIA 2994 SE LEXINGTON LAKES DRIVE	03303		PP	327.00
JACEK SZYMANOWICZ 3014 SE LEXINGTON LAKES DRIVE	03402		PP	10.00
FRANCIS & ANITA AMENTO 3012 SE LEXINGTON LAKES DRIVE	03403		PP	325.00

DATE: 2/09/18
TIME: 12:38 PM

LEXINGTON LAKES CONDOMINIUM ASSOCIATION INC
PREPAYS AS OF Jan. 31, 2018
Lot/Unit Number Sequence

PAGE 3

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
DENNIS & LAURA BRODERICK 3010 SE LEXINGTON LAKES DRIVE	03404		PP	325.00
SEAN & KARA DE MARZO 1561 SE HAMPSHIRE WAY # 102	04102		PP	640.00
PAUL & WENDI LAVALEE 1561 SE HAMPSHIRE WAY # 103	04103		PP	375.00
TIMOTHY R. HAAS 1551 SE HAMPSHIRE WAY # 104	05104		PP	625.00
GLENMORE HINDS 1551 SE HAMPSHIRE WAY # 202	05202		PP	10.00
DONNA MARIE KELLIER 3151 SE LEXINGTON LAKES DRIVE #	06103		PP	3,575.00
PETER EDWARD JR HALL 3151 SE LEXINGTON LAKES DRIVE #	06202		PP	325.00
JODY L. LOMEQ 3151 SE LEXINGTON LAKES DRIVE #	06203		PP	350.00
DAVID MARTINELLI 3141 SE LEXINGTON LAKES DRIVE #	07102		PP	350.00
BARRY & ALICJA GROSSMAN 3141 SE LEXINGTON LAKES DRIVE #	07104		PP	325.00
TIMOTHY & LYNNE GALLIGAN 1550 SE SHEFFIELD TERRACE # 104	09104		PP	325.00
KAREN L. MORROW 1550 SE SHEFFIELD TERRACE # 201	09201		PP	325.00
JEFFREY DOHERTY 1550 SE SHEFFIELD TERRACE # 202	09202		PP	965.00
DENISE E. ECHEVARRIO 1550 SE SHEFFIELD TERRACE # 203	09203		PP	10.00
BRUCE & KATHERINE MC CAROL 1550 SE SHEFFIELD TERRACE # 204	09204		PP	325.00

DATE: 2/09/18
TIME: 12:38 PM

LEXINGTON LAKES CONDOMINIUM ASSOCIATION INC
PREPAYS AS OF Jan. 31, 2018
Lot/Unit Number Sequence

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* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
AMBROSE & KAREN BARBUTO 1560 SE SHEFFIELD TERRACE # 103	10103		PP	650.00
JACKIE & ROSANNE CAVOLO 1560 SE SHEFFIELD TERRACE # 203	10203		PP	630.00
JILLIAN CAVOLO & B. RAMSDELL 1560 SE SHEFFIELD TERRACE # 204	10204		PP	10.00
JILL K. WILLIS 1570 SE SHEFFIELD TERRACE # 101	11101		PP	325.00
MAX R. & STEPHANIE HAGER 1570 SE SHEFFIELD TERRACE # 102	11102		PP	350.00
LAURIE A. AUGUSTINSON 1570 SE SHEFFIELD TERRACE # 103	11103		PP	315.00
DONALD MARTIN 1570 SE SHEFFIELD TERRACE # 104	11104		PP	3,575.00
GREGORY D. & PATRICA COTTIN 1570 SE SHEFFIELD TERRACE # 201	11201		PP	325.00
GLENN SNADER & ROSE RUSSELL 1570 SE SHEFFIELD TERRACE # 203	11203		PP	325.00
DEBORAH REYNOLDS 1580 SE SHEFFIELD TERRACE # 104	12104		PP	1,625.00
JERRY & SANDA HICKMAN 1590 SE SHEFFIELD TERRACE # 104	13104		PP	325.00
NICK VALANT 1590 SE SHEFFIELD TERRACE # 202	13202		PP	335.00
MARCO DI SALVO 1590 SE SHEFFIELD TERRACE # 203	13203		PP	350.00
KENNETH & DEBORA FLOREK 1600 SE SHEFFIELD TERRACE # 201	14201		PP	325.00
NICOLE M. CIAUDELLI 3051 SE LEXINGTON LAKES DRIVE #	15101		PP	325.00

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LEXINGTON LAKES CONDOMINIUM ASSOCIATION INC

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PREPAYS AS OF Jan. 31, 2018

Lot/Unit Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER CODE	PREPAID AMOUNT
ZACHERY ROCKEFELLER 3051 SE LEXINGTON LAKES DRIVE #	15102	PP	10.00
MELISSA ANN EHA 3051 SE LEXINGTON LAKES DRIVE #	15203	PP	325.00
WAYNE & MARGARET JOHNSON 3041 SE LEXINGTON LAKES DRIVE #	16201	PP	325.00
RENEE REOLI 3041 SE LEXINGTON LAKES DRIVE #	16202	PP	325.00
ELIO & KATHEEN P. CETTINA 1550 SE WILSHIRE PLACE # 102	17102	PP	325.00
FRANCES RUBINO 1560 SE WILSHIRE PLACE # 101	18101	PP	25.00
JOHN FLURKEY 1560 SE WILSHIRE PLACE # 202	18202	PP	325.00
YRR LEX PROPERTY LLC 1560 SE WILSHIRE PLACE # 203	18203	PP	3,585.00
PAUL & DARLENE PEETS 1571 SE WILSHIRE PLACE # 104	19104	PP	305.00
YING JIAN ZHANG 1571 SE WILSHIRE PLACE # 201	19201	PP	325.00
CASSANDRA WAITKUS 1571 SE WILSHIRE PLACE # 202	19202	PP	325.00
MARLENE & MICHAEL LIEBERMAN 1561 SE WILSHIRE PLACE # 201	20201	PP	325.00
ROBERT & CYNTHIA MOORE 1561 SE WILSHIRE PLACE # 204	20204	PP	325.00
FREDRICK & KIA VOJBACKE 1551 SE WILSHIRE PLACE # 203	21203	PP	430.00
ANDRE & ANNE DESPREAUX 1551 SE WILSHIRE PLACE # 204	21204	PP	0.06

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LEXINGTON LAKES CONDOMINIUM ASSOCIATION INC
PREPAYS AS OF Jan. 31, 2018
Lot/Unit Number Sequence

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* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
LIZA J. BRESLAW 3031 SE LEXINGTON LAKES DRIVE #	22102		PP	325.00
MARK & TENETIA DISALVO 3031 SE LEXINGTON LAKES DRIVE #	22103		PP	350.00
JODY L LOMEO 3031 SE LEXINGTON LAKES DRIVE #	22104		PP	350.00
JESSICA R. FERREIRA 3031 SE LEXINGTON LAKES DRIVE #	22201		PP	325.00
JUSTIN GUERINI 3031 SE LEXINGTON LAKES DRIVE #	22204		PP	340.00
MARTIN E. VAIL 2790 SE BIRMINGHAM DRIVE	31012		PP	270.00
ROBERT BROWN 2786 SE BIRMINGHAM DRIVE	31032		PP	350.00
DOROTHY COLCUC 2974 SE LEXINGTON LAKES DRIVE	32042		PP	650.00
				=====
TOTAL HOMES:	83	TOTAL PREPAYS		37,247.08
		TOTAL DISTR: PP		37,247.08

-- End of report --

CASH DISBURSEMENTS

Starting Check Date: 1/01/18 Cash Account #: "All"

Ending Check Date: 1/31/18

Check Date	Check #	Vend #	Name	Check Amount	Reference
Cash account #: 101 Seacoast Bank - operating					
1/08/18	9601	AMPROP	AMERICAN PROPERTY SERVICES, INC	1,378.00	REF: JAN 18 SERVICE
1/08/18	9602	AQUA	AQUATIC SYSTEMS, INC.	539.00	REF: 01/01/18-03/31/18
1/08/18	9603	ATL	ATLANTIC PERSONNEL	325.00	REF: DEC 17 BACKGROUND
1/08/18	9604	VOID		.00	Void
1/08/18	9605	ATT	AT&T	255.94	REF: DEC 17 TELEPHONE
1/08/18	9606	BART	BARTLETT BROTHERS SECURITY INC	1,049.40	REF: BARCODE LABELS
1/08/18	9607	BVIEW	BRIGHT VIEW LANDSCAPING	1,935.00	REF: HAMP EXT BRICKS/MAIL
1/08/18	9608	COMC	COMCAST	120.87	REF: JAN 18 TELE/INTERNET
1/08/18	9609	COMC	COMCAST	10,121.73	REF: JAN 18 CABLE
1/08/18	9610	OUT	OUT ON A LIMB TREE SERVICE	450.00	REF: REMOVAL/STUMP/BANDS
1/08/18	9611	RESL	LEXINGTON LAKES CONDO ASSOC	18,500.00	REF: JAN 18 RESERVE FUND
1/08/18	9612	SANTEL	PETER SANTELLI	25.00	REF: REFUND APP FEE
1/08/18	9613	SMAC	SMAC	2,090.98	REF: TERMITE LOAN
1/08/18	9614	SPOOL	SUPERIOR POOL SERVICE INC.	380.00	REF: JAN 18 POOL SVC
1/08/18	9615	WARD	WARD PEST CONTROL SERVICES INC	85.60	REF: PREMIUM PROTECTION
1/08/18	9616	ATLAN	ATLANTIC BUSINESS SYSTEMS	36.14	REF: 12/17/17-01/16/18
1/24/18	9617	ATLAN	ATLANTIC BUSINESS SYSTEMS	121.27	REF: 01/17/18-02/16/18
1/24/18	9618	BART	BARTLETT BROTHERS SECURITY INC	95.00	REF: CHECK BARCODE READER
1/24/18	9619	BVIEW	BRIGHT VIEW LANDSCAPING	5,848.00	REF: DEC 17 LANDSCAPE
1/24/18	9620	CITY	CITY OF STUART UTILITIES	14,849.81	REF: 11/27/17-12/27/17
1/24/18	9621	COAST	COASTAL IRRIGATION	1,029.93	REF: DEC 17 IRRIG CONT/SV
1/24/18	9622	COMC	COMCAST	10,121.73	REF: FEB 18 CABLE
1/24/18	9623	COMC	COMCAST	149.58	REF: FEB 18 INTERNET/CABL
1/24/18	9624	COMME	COMMERCIAL FITNESS PRODUCTS	125.00	REF: DIAG FITNESS EQUIP
1/24/18	9625	CRI	CARR, RIGGS & INGRAM LLC.	1,092.00	REF: JAN 18 FINANCIAL SVC
1/24/18	9626	FIRST	FIRST NATIONAL BANK OMAHA	588.24	REF: ACCT 1375
1/24/18	9627	FLAUTO	FLAUTO ELECTRIC, INC	307.50	REF: REPLACEMENT LAMPS
1/24/18	9628	OVER	OVER THE TOP ROOF REPAIR INC	1,500.00	REF: REP 1551 HAMP #103
1/24/18	9629	OVER	OVER THE TOP ROOF REPAIR INC	75.00	REF: REP 1550 HAMP WAY
1/24/18	9630	OVER	OVER THE TOP ROOF REPAIR INC	1,475.00	REF: REP 2744 BIRMINGHAM
1/24/18	9631	SECUR	SECURITAS SECURITY SVCS INC	7,099.46	REF: 12/01/17-12/31/17
Totals:				81,770.18	
Cash account #: 108 CenterState - Securitiy deposit					
1/08/18	209	EASTIN	MARGARET JEAN EASTIN	200.00	REF: REFUND 1560 HAMP104
1/08/18	210	FINELL	PATRICIA FINELLI	200.00	REF: REFUND 1550 HAMP101
Totals:				400.00	

-- End of report --

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 01/01/18
Ending date: 01/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
101	Seacoast Bank - operating	34,077.65	171,814.96	175,055.27	3,240.31CR	30,837.34
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/01/18 RJ0004 1012018		72.85	POST PAYROLL		
	01/02/18 AR0000 AR04	7,800.00		Owner Cash Receipts		
	01/03/18 AR0000 AR04	3,250.00		Owner Cash Receipts		
	01/03/18 RJ0012 1032018		6,528.63	INSURANCE AUTO PAY		
	01/04/18 AR0000 AR04	33,160.00		Owner Cash Receipts		
	01/04/18 AR0000 AR04	3,240.00		Owner Cash Receipts		
	01/04/18 AR0543 AR-543	965.00		Owner Cash Receipts		
	01/05/18 AR0000 AR04	3,575.00		Owner Cash Receipts		
	01/08/18 AP0000 9604	34.09		Void chk, ATLANTIC BUSINE	wrong amount re-do	
	01/08/18 AP1637 9601		1,378.00	AMERICAN PROPERTY SERVICE	REF: JAN 18 SERVICE	
	01/08/18 AP1637 9602		539.00	AQUATIC SYSTEMS, INC.	REF: 01/01/18-03/31/18	
	01/08/18 AP1637 9603		325.00	ATLANTIC PERSONNEL	REF: DEC 17 BACKGROUND	
	01/08/18 AP1637 9604		34.09	ATLANTIC BUSINESS SYSTEMS	REF: 12/17/17-01/16/18	
	01/08/18 AP1637 9605		255.94	AT&T	REF: DEC 17 TELEPHONE	
	01/08/18 AP1637 9606		1,049.40	BARTLETT BROTHERS SECURIT	REF: BARCODE LABELS	
	01/08/18 AP1637 9607		1,935.00	BRIGHT VIEW LANDSCAPING	REF: HAMP EXT BRICKS/MAIL	
	01/08/18 AP1637 9608		120.87	COMCAST	REF: JAN 18 TELE/INTERNET	
	01/08/18 AP1637 9609		10,121.73	COMCAST	REF: JAN 18 CABLE	
	01/08/18 AP1637 9610		450.00	OUT ON A LIMB TREE SERVIC	REF: REMOVAL/STUMP/BANDS	
	01/08/18 AP1637 9611		18,500.00	LEXINGTON LAKES CONDO ASS	REF: JAN 18 RESERVE FUND	
	01/08/18 AP1637 9612		25.00	PETER SANTELLI	REF: REFUND APP FEE	
	01/08/18 AP1637 9613		2,090.98	SMAC	REF: TERMITE LOAN	
	01/08/18 AP1637 9614		380.00	SUPERIOR POOL SERVICE INC	REF: JAN 18 POOL SVC	
	01/08/18 AP1637 9615		85.60	WARD PEST CONTROL SERVICE	REF: PREMIUM PROTECTION	
	01/08/18 AP1642 9616		36.14	ATLANTIC BUSINESS SYSTEMS	REF: 12/17/17-01/16/18	
	01/08/18 AR0000 AR04	650.00		Owner Cash Receipts		
	01/09/18 AR0000 AR04	9,110.00		Owner Cash Receipts		
	01/09/18 AR0000 AR07		325.00	Payment Adjustment		
	01/09/18 AR0000 AR07		325.00	Payment Adjustment		
	01/10/18 AR0000 AR04	5,515.00		Owner Cash Receipts		
	01/10/18 RJ0004 1102018		2,766.54	POST PAYROLL		
	01/11/18 AR0000 AR04	650.00		Owner Cash Receipts		
	01/11/18 AR0000 CASH	125.00		ROTH 3051 LEX LKS #204		
	01/11/18 AR0544 AR-544	5,210.00		Owner Cash Receipts		
	01/12/18 AR0000 AR04	3,890.00		Owner Cash Receipts		
	01/16/18 AR0000 AR04	1,865.00		Owner Cash Receipts		
	01/18/18 AR0000 AR04	3,600.00		Owner Cash Receipts		
	01/18/18 AR0545 AR-545	5,190.00		Owner Cash Receipts		
	01/19/18 AR0000 AR04	965.00		Owner Cash Receipts		
	01/22/18 AR0000 AR04	315.00		Owner Cash Receipts		
	01/22/18 AR0000 AR04	1,300.00		Owner Cash Receipts		
	01/22/18 AR0546 AR-546	1,050.00		Owner Cash Receipts		
	01/23/18 AR0547 AR-547	1,174.26		Owner Cash Receipts		
	01/24/18 AP1666 9617		121.27	ATLANTIC BUSINESS SYSTEMS	REF: 01/17/18-02/16/18	
	01/24/18 AP1666 9618		95.00	BARTLETT BROTHERS SECURIT	REF: CHECK BARCODE READER	

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	
	01/24/18 AP1666 9619		5,848.00	BRIGHT VIEW LANDSCAPING	REF: DEC 17 LANDSCAPE	
	01/24/18 AP1666 9620		14,849.81	CITY OF STUART UTILITIES	REF: 11/27/17-12/27/17	
	01/24/18 AP1666 9621		1,029.93	COASTAL IRRIGATION	REF: DEC 17 IRRIG CONT/SV	
	01/24/18 AP1666 9622		10,121.73	COMCAST	REF: FEB 18 CABLE	
	01/24/18 AP1666 9623		149.58	COMCAST	REF: FEB 18 INTERNET/CABL	
	01/24/18 AP1666 9624		125.00	COMMERCIAL FITNESS PRODUC	REF: DIAG FITNESS EQUIP	
	01/24/18 AP1666 9625		1,092.00	CARR, RIGGS & INGRAM LLC.	REF: JAN 18 FINANCIAL SVC	
	01/24/18 AP1666 9626		588.24	FIRST NATIONAL BANK OMAHA	REF: ACCT 1375	
	01/24/18 AP1666 9627		307.50	FLAUTO ELECTRIC, INC	REF: REPLACEMENT LAMPS	
	01/24/18 AP1666 9628		1,500.00	OVER THE TOP ROOF REPAIR	REF: REP 1551 HAMP #103	
	01/24/18 AP1666 9629		75.00	OVER THE TOP ROOF REPAIR	REF: REP 1550 HAMP WAY	
	01/24/18 AP1666 9630		1,475.00	OVER THE TOP ROOF REPAIR	REF: REP 2744 BIRMINGHAM	
	01/24/18 AP1666 9631		7,099.46	SECURITAS SECURITY SVCS I	REF: 12/01/17-12/31/17	
	01/24/18 GJ0014 1242018		79.03	Record Payroll Processing		
	01/24/18 RJ0004 1242018		2,766.54	POST PAYROLL		
	01/25/18 AR0000 1015	50.00		Tranberg 1561 Wilsh 202		
	01/25/18 AR0000 1366	10.00		Stewart 2778 Birming		
	01/25/18 AR0000 270562	250.00		Cong 1560 Hamps #104		
	01/25/18 AR0000 658350	50.00		3141 Lex Lakes #201		
	01/25/18 AR0000 990954	125.00		Tripaldi 2786 Birmingham		
	01/25/18 AR0000 AR04	630.00		Owner Cash Receipts		
	01/25/18 AR0000 Cash	125.00		Sapp 1551 Wilshire #202		
	01/25/18 AR0548 AR-548	975.00		Owner Cash Receipts		
	01/26/18 AR0000 AR04	1,300.00		Owner Cash Receipts		
	01/29/18 AR0000 AR04	1,945.00		Owner Cash Receipts		
	01/30/18 AR0000 019466	945.00		UNIT 02902 - LOWE/FRANCO		
	01/30/18 AR0000 AR04	650.00		Owner Cash Receipts		
	01/30/18 AR0549 AR-549	975.00		Owner Cash Receipts		
	01/30/18 GJ0012 1302018	30.00		Correction CK 019466 CC		
	01/31/18 AR0000 AR04	4,550.00		Owner Cash Receipts		
	01/31/18 AR0550 AR-550	325.00		Owner Cash Receipts		
	01/31/18 RJ0005 1312018		378.81	FPL AUTO PAY		
	01/31/18 RJ0005 1312018		242.31	FPL AUTO PAY		
	01/31/18 RJ0005 1312018		145.13	FPL AUTO PAY		
	01/31/18 RJ0005 1312018		390.62	FPL AUTO PAY		
	01/31/18 RJ0005 1312018		286.89	FPL AUTO PAY		
	01/31/18 RJ0005 1312018		835.43	FPL AUTO PAY		
	01/31/18 RJ0014 1312018	.94		BANK INTEREST		
	01/31/18 RJ0016 1312018	66,245.67		BANK SWEEPS		
	01/31/18 RJ0016 1312018		78,108.22	BANK SWEEPS		
102	Seacoast Natl operating sweep	129,540.58	78,237.48	66,245.67	11,991.81	141,532.39
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/18 RJ0014 1312018	129.26		BANK INTEREST		
	01/31/18 RJ0016 1312018		66,245.67	BANK SWEEPS		
	01/31/18 RJ0016 1312018	78,108.22		BANK SWEEPS		

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
103	CenterState Working Capital MM	65,295.99	977.77	.00	977.77	66,273.76
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/30/18 AP1674 VH3280 975.00 LEXINGTON LAKES CONDO ASS REF: LOWE/FRANCO CAP CONT					
	01/31/18 RJ0014 1312018 2.77 BANK INTEREST					
104	SNB Reserve Ckg	.00	18,500.00	18,500.00	.00	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/08/18 AP1636 VH3234 18,500.00 LEXINGTON LAKES CONDO ASS REF: JAN 18 RESERVE FUND					
	01/31/18 RJ0016 1312018 18,500.00 BANK SWEEPS					
105	SNB Reserve Repo acct	212,488.36	18,670.09	.00	18,670.09	231,158.45
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 RJ0014 1312018 170.09 BANK INTEREST					
	01/31/18 RJ0016 1312018 18,500.00 BANK SWEEPS					
108	CenterState - Securitiy deposit	12,205.20	600.00	400.00	200.00	12,405.20
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/08/18 AP1638 209 200.00 MARGARET JEAN EASTIN REF: REFUND 1560 HAMP104					
	01/08/18 AP1638 210 200.00 PATRICIA FINELLI REF: REFUND 1550 HAMP101					
	01/11/18 AR0000 280821 200.00 WLODARCZYK 2758 BIRM					
	01/11/18 AR0000 CASH 200.00 ROTH 3051 LEXLKS#204					
	01/25/18 AR0000 270561 200.00 Cong 1560 Hampshire #104					
109	Florida Community Bank CD	51,577.45	.00	.00	.00	51,577.45
110	Accounts receivables	8,290.11	86,894.26	87,494.26	600.00CR	7,690.11
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 AR0000 AR01 85,800.00 Apply Assmt/Opt Charges					
	01/01/18 AR0000 AR08 17,375.08 Prepaid Application					
	01/02/18 AR0000 AR04 3,570.00 Owner Cash Receipts					
	01/03/18 AR0000 AR04 2,615.00 Owner Cash Receipts					
	01/04/18 AR0000 AR04 33,160.00 Owner Cash Receipts					
	01/04/18 AR0000 AR04 1,634.98 Owner Cash Receipts					
	01/04/18 AR0000 AR06 25.00 Owner Expense Adjust.					
	01/04/18 AR0543 AR-543 850.00 Owner Cash Receipts					
	01/05/18 AR0000 AR04 2,655.00 Owner Cash Receipts					
	01/08/18 AR0000 AR04 625.00 Owner Cash Receipts					
	01/09/18 AR0000 AR04 3,250.00 Owner Cash Receipts					
	01/09/18 AR0000 AR07 325.00 Payment Adjustment					
	01/09/18 AR0000 AR07 325.00 Payment Adjustment					
	01/10/18 AR0000 AR04 4,570.00 Owner Cash Receipts					
	01/11/18 AR0000 AR04 325.00 Owner Cash Receipts					
	01/11/18 AR0544 AR-544 1,625.00 Owner Cash Receipts					
	01/12/18 AR0000 AR04 3,479.94 Owner Cash Receipts					
	01/16/18 AR0000 AR04 1,205.00 Owner Cash Receipts					
	01/18/18 AR0000 AR04 2,015.00 Owner Cash Receipts					
	01/18/18 AR0545 AR-545 4,865.00 Owner Cash Receipts					

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					
	01/19/18 AR0000 AR04 620.00 Owner Cash Receipts			620.00		
	01/22/18 AR0000 AR02 225.00 Apply Late Fees		225.00			
	01/22/18 AR0000 AR04 315.00 Owner Cash Receipts			315.00		
	01/22/18 AR0000 AR06 219.26 Owner Expense Adjust.		219.26			
	01/22/18 AR0000 AR06 50.00 Owner Expense Adjust.			50.00		
	01/22/18 AR0000 AR06 15.00 Owner Expense Adjust.			15.00		
	01/22/18 AR0000 AR06 25.00 Owner Expense Adjust.			25.00		
	01/22/18 AR0000 AR08 325.00 Prepaid Application			325.00		
	01/22/18 AR0000 AR08 20.00 Prepaid Application			20.00		
	01/22/18 AR0546 AR-546 1,030.00 Owner Cash Receipts			1,030.00		
	01/23/18 AR0547 AR-547 199.26 Owner Cash Receipts			199.26		
	01/24/18 AR0000 AR06 25.00 Owner Expense Adjust.			25.00		
	01/25/18 AR0548 AR-548 650.00 Owner Cash Receipts			650.00		
	01/29/18 AR0000 AR04 325.00 Owner Cash Receipts			325.00		
	01/29/18 AR0000 AR06 25.00 Owner Expense Adjust.			25.00		
	01/30/18 AR0000 AR06 25.00 Owner Expense Adjust.			25.00		
111	Allowance for bad debt	2,175.11CR	.00	.00	.00	2,175.11CR
116	Due from replacement fund	172.47	.00	86.36	86.36CR	86.11
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 GJ0015 1312018 86.36 Adj Due to/ From			86.36		
119	Prepaid Expense - Termite	92,433.33	.00	1,566.67	1,566.67CR	90,866.66
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 RJ0017 1312018 1,566.67 Expense Prepaid Termite			1,566.67		
120	Prepaid insurance	81,923.66	.00	7,484.59	7,484.59CR	74,439.07
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 RJ0002 1312018 7,484.59 ALLOCATE INSURANCE			7,484.59		
123	Prepaid expenses	3,849.20	10,599.31	2,148.61	8,450.70	12,299.90
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 AP1636 VH3222 328.00 AQUATIC SYSTEMS, INC. REF: 01/01/18-03/31/18		328.00			
	01/10/18 AP1665 VH3249 149.58 COMCAST REF: FEB 18 INTERNET/CABL		149.58			
	01/18/18 AP1665 VH3248 10,121.73 COMCAST REF: FEB 18 CABLE		10,121.73			
	01/31/18 GJ0013 1312018 1,056.00 Jan 18 Expense Prepays			1,056.00		
	01/31/18 GJ0013 1312018 143.01 Jan 18 Expense Prepays			143.01		
	01/31/18 GJ0013 1312018 109.33 Jan 18 Expense Prepays			109.33		
	01/31/18 RJ0009 1312018 710.85 SEMI- ANNUAL FERITIZLER			710.85		
	01/31/18 RJ0011 1312018 129.42 HOOVER SERVICE CONTRACT			129.42		
126	Florida Community Bk 1.35%	204,054.64	.00	.00	.00	204,054.64

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
127	New York Community Bank CD	250,263.42	.00	.00	.00	250,263.42
128	Bank United CD 1.25% 4/2/18	252,840.20	.00	.00	.00	252,840.20
129	CenterState CD 1.01% 5/25/18	100,677.17	86.36	.00	86.36	100,763.53
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 RJ0014 1312018 86.36 BANK INTEREST					
130	Utility deposits	15,726.87	.00	.00	.00	15,726.87
131	Trustco Bank CD	250,000.00	.00	.00	.00	250,000.00
132	CenterState CD 6/2018	50,000.00	.00	.00	.00	50,000.00
196	Due to operating fund	172.47CR	86.36	.00	86.36	86.11CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 GJ0015 1312018 86.36 Adj Due to/ From					
211	Insurance payable	65,286.30CR	6,528.63	.00	6,528.63	58,757.67CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/03/18 RJ0012 1032018 6,528.63 INSURANCE AUTO PAY					
212	N/P - Termite	92,849.02CR	1,162.49	.00	1,162.49	91,686.53CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/19/18 AP0001 VH3278 1,162.49 SMAC REF: JAN 18 LOAN PAYMENT					
216	Prepaid Owner Assessments	20,717.08CR	17,720.08	34,250.08	16,530.00CR	37,247.08CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 AR0000 AR08 17,375.08 Prepaid Application					
	01/02/18 AR0000 AR04 4,230.00 Owner Cash Receipts					
	01/03/18 AR0000 AR04 635.00 Owner Cash Receipts					
	01/04/18 AR0000 AR04 1,605.02 Owner Cash Receipts					
	01/04/18 AR0543 AR-543 115.00 Owner Cash Receipts					
	01/05/18 AR0000 AR04 920.00 Owner Cash Receipts					
	01/08/18 AR0000 AR04 25.00 Owner Cash Receipts					
	01/09/18 AR0000 AR04 5,860.00 Owner Cash Receipts					
	01/10/18 AR0000 AR04 945.00 Owner Cash Receipts					
	01/11/18 AR0000 AR04 325.00 Owner Cash Receipts					
	01/11/18 AR0544 AR-544 3,585.00 Owner Cash Receipts					
	01/12/18 AR0000 AR04 410.06 Owner Cash Receipts					
	01/16/18 AR0000 AR04 660.00 Owner Cash Receipts					
	01/18/18 AR0000 AR04 1,585.00 Owner Cash Receipts					
	01/18/18 AR0545 AR-545 325.00 Owner Cash Receipts					
	01/19/18 AR0000 AR04 345.00 Owner Cash Receipts					
	01/22/18 AR0000 AR04 1,300.00 Owner Cash Receipts					
	01/22/18 AR0000 AR06 10.00 Owner Expense Adjust.					
	01/22/18 AR0000 AR08 325.00 Prepaid Application					

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					
	01/22/18 AR0000 AR08 20.00 Prepaid Application					
	01/22/18 AR0546 AR-546 20.00 Owner Cash Receipts			20.00		
	01/23/18 AR0547 AR-547 975.00 Owner Cash Receipts			975.00		
	01/25/18 AR0000 AR04 630.00 Owner Cash Receipts			630.00		
	01/25/18 AR0548 AR-548 325.00 Owner Cash Receipts			325.00		
	01/26/18 AR0000 AR04 1,300.00 Owner Cash Receipts			1,300.00		
	01/29/18 AR0000 AR04 1,620.00 Owner Cash Receipts			1,620.00		
	01/30/18 AR0000 AR04 650.00 Owner Cash Receipts			650.00		
	01/30/18 AR0549 AR-549 975.00 Owner Cash Receipts			975.00		
	01/31/18 AR0000 AR04 4,550.00 Owner Cash Receipts			4,550.00		
	01/31/18 AR0550 AR-550 325.00 Owner Cash Receipts			325.00		
218	Accrued expense	28,631.13CR	28,631.13	.00	28,631.13	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 GJ0006 12312017 11,000.00 Accrue Dec Water & Sewer					
	01/01/18 GJ0006 12312017 3,000.00 Accrue Dec Water & Sewer					
	01/01/18 GJ0007 12312017 6,800.43 Accrue Dec 17 Securitas					
	01/01/18 GJ0008 12312017 800.00 Accrue Dec 17 Irrigation					
	01/01/18 GJ0009 12312017 7,030.70 Accrue Dec 17 Mulch					
219	Social activity fund	122.59CR	.00	.00	.00	122.59CR
220	Accounts Payable	10,676.66CR	82,204.27	112,626.77	30,422.50CR	41,099.16CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 AP1636 VH3219 1,378.00 AMERICAN PROPERTY SERVICE REF: JAN 18 SERVICE			1,378.00		
	01/01/18 AP1636 VH3222 328.00 AQUATIC SYSTEMS, INC. REF: 01/01/18-03/31/18			328.00		
	01/01/18 AP1636 VH3223 211.00 AQUATIC SYSTEMS, INC. REF: JAN 18 LAKE & WETLAN			211.00		
	01/01/18 AP1636 VH3227 120.87 COMCAST REF: JAN 18 TELE/INTERNET			120.87		
	01/01/18 AP1636 VH3228 10,121.73 COMCAST REF: JAN 18 CABLE			10,121.73		
	01/01/18 AP1636 VH3232 380.00 SUPERIOR POOL SERVICE INC REF: JAN 18 POOL SVC			380.00		
	01/01/18 AP1665 VH3242 6,932.45 CITY OF STUART UTILITIES REF: 11/27/17-12/27/17			6,932.45		
	01/01/18 AP1665 VH3243 7,735.02 CITY OF STUART UTILITIES REF: 11/27/17-12/27/17			7,735.02		
	01/01/18 AP1665 VH3244 117.55 CITY OF STUART UTILITIES REF: 11/27/17-12/27/17			117.55		
	01/01/18 AP1665 VH3245 16.72 CITY OF STUART UTILITIES REF: 11/27/17-12/27/17			16.72		
	01/01/18 AP1665 VH3246 48.07 CITY OF STUART UTILITIES REF: 11/27/17-12/27/17			48.07		
	01/01/18 AP1665 VH3256 7,099.46 SECURITAS SECURITY SVCS I REF: 12/01/17-12/31/17			7,099.46		
	01/01/18 AP1674 VH3272 206.50 DICKER KRIVOK & STOLOFF P REF: DEC 17 LEGAL			206.50		
	01/02/18 AP1636 VH3224 1,049.40 BARTLETT BROTHERS SECURIT REF: BARCODE LABELS			1,049.40		
	01/03/18 AP1665 VH3252 307.50 FLAUTO ELECTRIC, INC REF: REPLACEMENT LAMPS			307.50		
	01/05/18 AP1636 VH3229 350.00 OUT ON A LIMB TREE SERVIC REF: REMOVAL/STUMP/BANDS			350.00		
	01/06/18 AP1665 VH3247 1,029.93 COASTAL IRRIGATION REF: DEC 17 IRRIG CONT/SV			1,029.93		
	01/08/18 AP0000 9604 34.09 Void chk, ATLANTIC BUSINE wrong amount re-do			34.09		
	01/08/18 AP1636 VH3215 200.00 MARGARET JEAN EASTIN REF: REFUND 1560 HAMP104			200.00		
	01/08/18 AP1636 VH3216 200.00 PATRICIA FINELLI REF: REFUND 1550 HAMP101			200.00		
	01/08/18 AP1636 VH3217 25.00 PETER SANTELLI REF: REFUND APP FEE			25.00		
	01/08/18 AP1636 VH3234 18,500.00 LEXINGTON LAKES CONDO ASS REF: JAN 18 RESERVE FUND			18,500.00		
	01/08/18 AP1637 9601 1,378.00 AMERICAN PROPERTY SERVICE REF: JAN 18 SERVICE		1,378.00			
	01/08/18 AP1637 9602 539.00 AQUATIC SYSTEMS, INC. REF: 01/01/18-03/31/18		539.00			
	01/08/18 AP1637 9603 325.00 ATLANTIC PERSONNEL REF: DEC 17 BACKGROUND		325.00			

G E N E R A L L E D G E R T R I A L B A L A N C E

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/08/18 AP1637 9604	34.09		ATLANTIC BUSINESS SYSTEMS	REF: 12/17/17-01/16/18	
	01/08/18 AP1637 9605	255.94		AT&T	REF: DEC 17 TELEPHONE	
	01/08/18 AP1637 9606	1,049.40		BARTLETT BROTHERS SECURIT	REF: BARCODE LABELS	
	01/08/18 AP1637 9607	1,935.00		BRIGHT VIEW LANDSCAPING	REF: HAMP EXT BRICKS/MAIL	
	01/08/18 AP1637 9608	120.87		COMCAST	REF: JAN 18 TELE/INTERNET	
	01/08/18 AP1637 9609	10,121.73		COMCAST	REF: JAN 18 CABLE	
	01/08/18 AP1637 9610	450.00		OUT ON A LIMB TREE SERVIC	REF: REMOVAL/STUMP/BANDS	
	01/08/18 AP1637 9611	18,500.00		LEXINGTON LAKES CONDO ASS	REF: JAN 18 RESERVE FUND	
	01/08/18 AP1637 9612	25.00		PETER SANTELLI	REF: REFUND APP FEE	
	01/08/18 AP1637 9613	2,090.98		SMAC	REF: TERMITE LOAN	
	01/08/18 AP1637 9614	380.00		SUPERIOR POOL SERVICE INC	REF: JAN 18 POOL SVC	
	01/08/18 AP1637 9615	85.60		WARD PEST CONTROL SERVICE	REF: PREMIUM PROTECTION	
	01/08/18 AP1638 209	200.00		MARGARET JEAN EASTIN	REF: REFUND 1560 HAMP104	
	01/08/18 AP1638 210	200.00		PATRICIA FINELLI	REF: REFUND 1550 HAMP101	
	01/08/18 AP1642 9616	36.14		ATLANTIC BUSINESS SYSTEMS	REF: 12/17/17-01/16/18	
	01/08/18 AP1665 VH3239		95.00	BARTLETT BROTHERS SECURIT	REF: CHECK BARCODE READER	
	01/08/18 AP1665 VH3241		1,092.00	CARR, RIGGS & INGRAM LLC.	REF: JAN 18 FINANCIAL SVC	
	01/08/18 AP1665 VH3254		75.00	OVER THE TOP ROOF REPAIR	REF: REP 1550 HAMP WAY	
	01/09/18 AP1665 VH3251		588.24	FIRST NATIONAL BANK OMAHA	REF: ACCT 1375	
	01/10/18 AP1665 VH3249		149.58	COMCAST	REF: FEB 18 INTERNET/CABL	
	01/10/18 AP1665 VH3253		1,500.00	OVER THE TOP ROOF REPAIR	REF: REP 1551 HAMP #103	
	01/10/18 AP1683 VH3282		6,801.48	BRIGHT VIEW LANDSCAPING	REF: JAN 18 LANDSCPE/AGRO	
	01/17/18 AP1665 VH3250		125.00	COMMERCIAL FITNESS PRODUC	REF: DIAG FITNESS EQUIP	
	01/17/18 AP1665 VH3255		1,475.00	OVER THE TOP ROOF REPAIR	REF: REP 2744 BIRMINGHAM	
	01/18/18 AP1665 VH3238		121.27	ATLANTIC BUSINESS SYSTEMS	REF: 01/17/18-02/16/18	
	01/18/18 AP1665 VH3248		10,121.73	COMCAST	REF: FEB 18 CABLE	
	01/19/18 AP0001 VH3278		2,090.98	SMAC	REF: JAN 18 LOAN PAYMENT	
	01/22/18 AP1674 VH3261		260.43	AT&T	REF: JAN 18 TELEPHONE	
	01/22/18 AP1674 VH3275		259.70	BARTLETT BROTHERS SECURIT	REF: REPL KEYPAD	
	01/24/18 AP1666 9617	121.27		ATLANTIC BUSINESS SYSTEMS	REF: 01/17/18-02/16/18	
	01/24/18 AP1666 9618	95.00		BARTLETT BROTHERS SECURIT	REF: CHECK BARCODE READER	
	01/24/18 AP1666 9619	5,848.00		BRIGHT VIEW LANDSCAPING	REF: DEC 17 LANDSCAPE	
	01/24/18 AP1666 9620	14,849.81		CITY OF STUART UTILITIES	REF: 11/27/17-12/27/17	
	01/24/18 AP1666 9621	1,029.93		COASTAL IRRIGATION	REF: DEC 17 IRRIG CONT/SV	
	01/24/18 AP1666 9622	10,121.73		COMCAST	REF: FEB 18 CABLE	
	01/24/18 AP1666 9623	149.58		COMCAST	REF: FEB 18 INTERNET/CABL	
	01/24/18 AP1666 9624	125.00		COMMERCIAL FITNESS PRODUC	REF: DIAG FITNESS EQUIP	
	01/24/18 AP1666 9625	1,092.00		CARR, RIGGS & INGRAM LLC.	REF: JAN 18 FINANCIAL SVC	
	01/24/18 AP1666 9626	588.24		FIRST NATIONAL BANK OMAHA	REF: ACCT 1375	
	01/24/18 AP1666 9627	307.50		FLAUTO ELECTRIC, INC	REF: REPLACEMENT LAMPS	
	01/24/18 AP1666 9628	1,500.00		OVER THE TOP ROOF REPAIR	REF: REP 1551 HAMP #103	
	01/24/18 AP1666 9629	75.00		OVER THE TOP ROOF REPAIR	REF: REP 1550 HAMP WAY	
	01/24/18 AP1666 9630	1,475.00		OVER THE TOP ROOF REPAIR	REF: REP 2744 BIRMINGHAM	
	01/24/18 AP1666 9631	7,099.46		SECURITAS SECURITY SVCS I	REF: 12/01/17-12/31/17	
	01/26/18 AP1674 VH3263		48.07	CITY OF STUART UTILITIES	REF: 12/27/17-01/26/18	
	01/26/18 AP1674 VH3264		16.72	CITY OF STUART UTILITIES	REF: 12/27/17-01/26/18	
	01/26/18 AP1674 VH3265		117.35	CITY OF STUART UTILITIES	REF: 12/27/17-01/26/18	
	01/26/18 AP1674 VH3266		7,961.82	CITY OF STUART UTILITIES	REF: 12/27/17-01/26/18	
	01/26/18 AP1674 VH3267		7,102.31	CITY OF STUART UTILITIES	REF: 12/27/17-01/26/18	
	01/26/18 AP1678 VH3281		125.00	COMMERCIAL FITNESS PRODUC	REF: DIAG FIT EQUIPMENT	
	01/26/18 AP1683 VH3283		7,030.70	BRIGHT VIEW LANDSCAPING	REF: SEASONAL MULCH	

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					
	01/28/18 AP1674 VH3270 709.32 COASTAL IRRIGATION REF: JAN 18 CONTRACT/REPA					
	01/30/18 AP1674 VH3280 975.00 LEXINGTON LAKES CONDO ASS REF: LOWE/FRANCO CAP CONT					
	01/31/18 AP1674 VH3268 6,925.83 SECURITAS SECURITY SVCS I REF: 01/01/18-01/31/18					
	01/31/18 AP1674 VH3277 467.95 ATLANTIC PERSONNEL REF: JAN 18 BACKGROUND					
223	Refundable security deposits	13,330.22CR	400.00	600.00	200.00CR	13,530.22CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/08/18 AP1636 VH3215 200.00 MARGARET JEAN EASTIN REF: REFUND 1560 HAMP104					
	01/08/18 AP1636 VH3216 200.00 PATRICIA FINELLI REF: REFUND 1550 HAMP101					
	01/11/18 AR0000 280821 200.00 WLODARCZYK 2758 BIRM					
	01/11/18 AR0000 CASH 200.00 ROTH 3051 LEXLKS#204					
	01/25/18 AR0000 270561 200.00 Cong 1560 Hampshire #104					
224	Deferred income	50,028.70CR	.00	.00	.00	50,028.70CR
226	Deferred cable income	9,504.00CR	264.00	.00	264.00	9,240.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 RJ0013 1312018 264.00 Cable bonus income					
227	Less - Current Portion LTD	14,743.28	.00	.00	.00	14,743.28
228	Current Portion LTD	14,743.28CR	.00	.00	.00	14,743.28CR
262	Pooled reserve beg bal	945,814.45CR	.00	223,659.70	223,659.70CR	1,169,474.15CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 GJ0010 1012018 223,659.70 Close out 2017 Reserves					
263	Pooled reserve collections	217,999.95CR	217,999.95	18,500.00	199,499.95	18,500.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 GJ0010 1012018 217,999.95 Close out 2017 Reserves					
	01/31/18 RJ0001 1312018 18,500.00 ALLOCATE RESERVE FUNDING					
264	Pooled reserve interest	5,996.83CR	5,996.83	256.45	5,740.38	256.45CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 GJ0010 1012018 5,996.83 Close out 2017 Reserves					
	01/31/18 RJ0014 1312018 170.09 BANK INTEREST					
	01/31/18 RJ0014 1312018 86.36 BANK INTEREST					
267	Pooled reserve expenses	337.08	.00	337.08	337.08CR	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 GJ0010 1012018 337.08 Close out 2017 Reserves					

G E N E R A L L E D G E R T R I A L B A L A N C E

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
371	Operating fund	297,940.74CR	.00	.00	.00	297,940.74CR
372	Working capital beg bal	61,685.37CR	7,177.24	.00	7,177.24	54,508.13CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 GJ0011 1012018 7,177.24 Close out 2017 Working Ca					
373	Working capital interest	44.63CR	44.63	2.77	41.86	2.77CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 GJ0011 1012018 44.63 Close out 2017 Working Ca					
	01/31/18 RJ0014 1312018 2.77 BANK INTEREST					
374	Working capital expense	11,001.87	.00	11,001.87	11,001.87CR	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 GJ0011 1012018 11,001.87 Close out 2017 Working Ca					
375	Working capital collections	3,780.00CR	3,780.00	.00	3,780.00	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 GJ0011 1012018 3,780.00 Close out 2017 Working Ca					
401	Maintenance fees	.00	18,500.00	85,800.00	67,300.00CR	67,300.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 AR0000 AR01 85,800.00 Apply Assmt/Opt Charges					
	01/31/18 RJ0003 1312018 18,500.00 RECLASS RESERVE ASSESSMEN					
402	Reserve assessments	.00	.00	18,500.00	18,500.00CR	18,500.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 RJ0003 1312018 18,500.00 RECLASS RESERVE ASSESSMEN					
412	Background check income	.00	25.00	625.00	600.00CR	600.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/08/18 AP1636 VH3217 25.00 PETER SANTELLI REF: REFUND APP FEE					
	01/11/18 AR0000 CASH 125.00 ROTH 3051 LEX LKS #204					
	01/25/18 AR0000 270562 250.00 Cong 1560 Hamps #104					
	01/25/18 AR0000 990954 125.00 Tripaldi 2786 Birmingham					
	01/25/18 AR0000 Cash 125.00 Sapp 1551 Wilshire #202					
425	Late fees	.00	200.00	225.00	25.00CR	25.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/04/18 AR0000 AR06 25.00 Owner Expense Adjust.					
	01/22/18 AR0000 AR02 225.00 Apply Late Fees					
	01/22/18 AR0000 AR06 50.00 Owner Expense Adjust.					
	01/22/18 AR0000 AR06 25.00 Owner Expense Adjust.					
	01/22/18 AR0000 AR06 25.00 Owner Expense Adjust.					
	01/24/18 AR0000 AR06 25.00 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					
	01/29/18 AR0000 AR06 25.00 Owner Expense Adjust.					
	01/30/18 AR0000 AR06 25.00 Owner Expense Adjust.					
430	Interest income	.00	.00	130.20	130.20CR	130.20CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 RJ0014 1312018 129.26 BANK INTEREST					
	01/31/18 RJ0014 1312018 .94 BANK INTEREST					
440	Condo questionnaire	.00	.00	100.00	100.00CR	100.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/25/18 AR0000 1015 50.00 Tranberg 1561 Wilsh 202					
	01/25/18 AR0000 658350 50.00 3141 Lex Lakes #201					
441	Cable bonus income	.00	.00	264.00	264.00CR	264.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 RJ0013 0312018 264.00 Cable bonus income					
445	Gym/gate key	.00	1,049.40	1,059.40	10.00CR	10.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/02/18 AP1636 VH3224 1,049.40 BARTLETT BROTHERS SECURIT REF: BARCODE LABELS					
	01/02/18 GJ0017 1022018 1,049.40 Reclass Barcode Expense					
	01/25/18 AR0000 1366 10.00 Stewart 2778 Birming					
451	Attorney fee income	.00	.00	12.76	12.76CR	12.76CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 GJ0016 1312018 12.76 Reclass Legal Fee Recover					
453	Capital contribution	.00	.00	975.00	975.00CR	975.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/30/18 AR0000 019466 945.00 UNIT 02902 - LOWE/FRANCO					
	01/30/18 GJ0012 1302018 30.00 Correction CK 019466 CC					
501	Management fees	.00	5,684.96	.00	5,684.96	5,684.96
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 RJ0004 1012018 72.85 POST PAYROLL					
	01/10/18 RJ0004 1102018 2,766.54 POST PAYROLL					
	01/24/18 GJ0014 1242018 79.03 Record Payroll Processing					
	01/24/18 RJ0004 1242018 2,766.54 POST PAYROLL					
503	Accounting services	.00	1,078.00	.00	1,078.00	1,078.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/08/18 AP1665 VH3241 1,078.00 CARR, RIGGS & INGRAM LLC. REF: JAN 18 FINANCIAL SVC					

G E N E R A L L E D G E R T R I A L B A L A N C E

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
505	Legal & professional	.00	219.26	219.26	.00	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 AP1674 VH3272 206.50					DICKER KRIVOK & STOLOFF P REF: DEC 17 LEGAL
	01/22/18 AR0000 AR06 219.26					Owner Expense Adjust.
	01/31/18 GJ0016 1312018 12.76					Reclass Legal Fee Recover
510	Insurance	.00	7,484.59	.00	7,484.59	7,484.59
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 RJ0002 1312018 7,484.59					ALLOCATE INSURANCE
514	Copier service	.00	121.27	.00	121.27	121.27
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/18/18 AP1665 VH3238 121.27					ATLANTIC BUSINESS SYSTEMS REF: 01/17/18-02/16/18
515	Postage	.00	14.00	.00	14.00	14.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/08/18 AP1665 VH3241 14.00					CARR, RIGGS & INGRAM LLC. REF: JAN 18 FINANCIAL SVC
520	Office supplies	.00	271.41	.00	271.41	271.41
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/09/18 AP1665 VH3251 4.55					FIRST NATIONAL BANK OMAHA REF: ACCT 1375
	01/09/18 AP1665 VH3251 95.93					FIRST NATIONAL BANK OMAHA REF: ACCT 1375
	01/09/18 AP1665 VH3251 25.90					FIRST NATIONAL BANK OMAHA REF: ACCT 1375
	01/09/18 AP1665 VH3251 142.00					FIRST NATIONAL BANK OMAHA REF: ACCT 1375
	01/09/18 AP1665 VH3251 3.03					FIRST NATIONAL BANK OMAHA REF: ACCT 1375
522	Background check expense	.00	467.95	.00	467.95	467.95
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 AP1674 VH3277 467.95					ATLANTIC PERSONNEL REF: JAN 18 BACKGROUND
530	Fees to the division	.00	1,056.00	.00	1,056.00	1,056.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 GJ0013 1312018 1,056.00					Jan 18 Expense Prepaids
531	Corp annual fee	.00	61.25	.00	61.25	61.25
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/09/18 AP1665 VH3251 61.25					FIRST NATIONAL BANK OMAHA REF: ACCT 1375
545	Miscellaneous	.00	1,049.40	.00	1,049.40	1,049.40
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/02/18 GJ0017 1022018 1,049.40					Reclass Barcode Expense

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
546	Fido baggies	.00	182.93	.00	182.93	182.93
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/09/18 AP1665 VH3251 182.93 FIRST NATIONAL BANK OMAHA REF: ACCT 1375					
551	Electric	.00	2,279.19	.00	2,279.19	2,279.19
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 RJ0005 1312018 378.81 FPL AUTO PAY					
	01/31/18 RJ0005 1312018 242.31 FPL AUTO PAY					
	01/31/18 RJ0005 1312018 145.13 FPL AUTO PAY					
	01/31/18 RJ0005 1312018 390.62 FPL AUTO PAY					
	01/31/18 RJ0005 1312018 286.89 FPL AUTO PAY					
	01/31/18 RJ0005 1312018 835.43 FPL AUTO PAY					
554	Water & sewer	.00	24,142.68	11,000.00	13,142.68	13,142.68
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 AP1665 VH3242 3,955.70 CITY OF STUART UTILITIES REF: 11/27/17-12/27/17					
	01/01/18 AP1665 VH3243 7,735.02 CITY OF STUART UTILITIES REF: 11/27/17-12/27/17					
	01/01/18 AP1665 VH3244 117.55 CITY OF STUART UTILITIES REF: 11/27/17-12/27/17					
	01/01/18 AP1665 VH3245 16.72 CITY OF STUART UTILITIES REF: 11/27/17-12/27/17					
	01/01/18 AP1665 VH3246 48.07 CITY OF STUART UTILITIES REF: 11/27/17-12/27/17					
	01/01/18 GJ0006 12312017 11,000.00 Accrue Dec Water & Sewer					
	01/26/18 AP1674 VH3263 48.07 CITY OF STUART UTILITIES REF: 12/27/17-01/26/18					
	01/26/18 AP1674 VH3264 16.72 CITY OF STUART UTILITIES REF: 12/27/17-01/26/18					
	01/26/18 AP1674 VH3265 117.35 CITY OF STUART UTILITIES REF: 12/27/17-01/26/18					
	01/26/18 AP1674 VH3266 7,961.82 CITY OF STUART UTILITIES REF: 12/27/17-01/26/18					
	01/26/18 AP1674 VH3267 4,125.66 CITY OF STUART UTILITIES REF: 12/27/17-01/26/18					
555	Trash collection	.00	5,953.40	3,000.00	2,953.40	2,953.40
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 AP1665 VH3242 2,976.75 CITY OF STUART UTILITIES REF: 11/27/17-12/27/17					
	01/01/18 GJ0006 12312017 3,000.00 Accrue Dec Water & Sewer					
	01/26/18 AP1674 VH3267 2,976.65 CITY OF STUART UTILITIES REF: 12/27/17-01/26/18					
571	Telephone/internet	.00	524.31	.00	524.31	524.31
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 AP1636 VH3227 120.87 COMCAST REF: JAN 18 TELE/INTERNET					
	01/22/18 AP1674 VH3261 260.43 AT&T REF: JAN 18 TELEPHONE					
	01/31/18 GJ0013 1312018 143.01 Jan 18 Expense Prepays					
574	Cable TV	.00	10,121.73	.00	10,121.73	10,121.73
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 AP1636 VH3228 10,121.73 COMCAST REF: JAN 18 CABLE					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
577	Gate maint & repairs	.00	354.70	.00	354.70	354.70
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/08/18 AP1665 VH3239 95.00 BARTLETT BROTHERS SECURIT REF: CHECK BARCODE READER					
	01/22/18 AP1674 VH3275 259.70 BARTLETT BROTHERS SECURIT REF: REPL KEYPAD					
578	Janitorial service	.00	1,378.00	.00	1,378.00	1,378.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 AP1636 VH3219 1,378.00 AMERICAN PROPERTY SERVICE REF: JAN 18 SERVICE					
580	Lake maint / littoral zone	.00	320.33	.00	320.33	320.33
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 AP1636 VH3223 211.00 AQUATIC SYSTEMS, INC. REF: JAN 18 LAKE & WETLAN					
	01/31/18 GJ0013 1312018 109.33 Jan 18 Expense Prepays					
587	Janitorial supplies	.00	129.80	.00	129.80	129.80
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/09/18 AP1665 VH3251 129.80 FIRST NATIONAL BANK OMAHA REF: ACCT 1375					
589	Lighting/electrician	.00	307.50	.00	307.50	307.50
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/03/18 AP1665 VH3252 307.50 FLAUTO ELECTRIC, INC REF: REPLACEMENT LAMPS					
593	Roofing/Drywall repairs	.00	3,050.00	.00	3,050.00	3,050.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/08/18 AP1665 VH3254 75.00 OVER THE TOP ROOF REPAIR REF: REP 1550 HAMP WAY					
	01/10/18 AP1665 VH3253 1,500.00 OVER THE TOP ROOF REPAIR REF: REP 1551 HAMP #103					
	01/17/18 AP1665 VH3255 1,475.00 OVER THE TOP ROOF REPAIR REF: REP 2744 BIRMINGHAM					
594	Termite Bond	.00	2,495.16	.00	2,495.16	2,495.16
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/19/18 AP0001 VH3278 928.49 SMAC REF: JAN 18 LOAN PAYMENT					
	01/31/18 RJ0017 1312018 1,566.67 Expense Prepaid Termite					
625	Landscape maintenance	.00	5,906.48	.00	5,906.48	5,906.48
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/10/18 AP1683 VH3282 5,906.48 BRIGHT VIEW LANDSCAPING REF: JAN 18 LANDSCPE/AGRO					
629	Pest control / shrubs / grass	.00	1,605.85	57.15	1,548.70	1,548.70
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/09/18 AP1665 VH3251 57.15 FIRST NATIONAL BANK OMAHA REF: ACCT 1375					
	01/10/18 AP1683 VH3282 895.00 BRIGHT VIEW LANDSCAPING REF: JAN 18 LANDSCPE/AGRO					
	01/31/18 RJ0009 1312018 710.85 SEMI- ANNUAL FERITIZLER					

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
630	Irrigation contract	.00	1,340.00	800.00	540.00	540.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 GJ0008 12312017 800.00			800.00	Accrue Dec 17 Irrigation	
	01/06/18 AP1665 VH3247 800.00				COASTAL IRRIGATION	REF: DEC 17 IRRIG CONT/SV
	01/28/18 AP1674 VH3270 540.00				COASTAL IRRIGATION	REF: JAN 18 CONTRACT/REPA
631	Irrigation supplies / repairs	.00	399.25	.00	399.25	399.25
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/06/18 AP1665 VH3247 229.93				COASTAL IRRIGATION	REF: DEC 17 IRRIG CONT/SV
	01/28/18 AP1674 VH3270 169.32				COASTAL IRRIGATION	REF: JAN 18 CONTRACT/REPA
633	Mulch program	.00	7,030.70	7,030.70	.00	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 GJ0009 12312017 7,030.70			7,030.70	Accrue Dec 17 Mulch	
	01/26/18 AP1683 VH3283 7,030.70				BRIGHT VIEW LANDSCAPING	REF: SEASONAL MULCH
634	Tree trimming	.00	350.00	.00	350.00	350.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/05/18 AP1636 VH3229 350.00				OUT ON A LIMB TREE SERVIC	REF: REMOVAL/STUMP/BANDS
637	Hoover Pump system maintenance	.00	129.42	.00	129.42	129.42
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 RJ0011 1312018 129.42				HOOVER SERVICE CONTRACT	
650	Pool maintenance & repairs	.00	380.00	.00	380.00	380.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 AP1636 VH3232 380.00				SUPERIOR POOL SERVICE INC	REF: JAN 18 POOL SVC
651	Rec area maint and repairs	.00	250.00	.00	250.00	250.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/17/18 AP1665 VH3250 125.00				COMMERCIAL FITNESS PRODUC	REF: DIAG FITNESS EQUIP
	01/26/18 AP1678 VH3281 125.00				COMMERCIAL FITNESS PRODUC	REF: DIAG FIT EQUIPMENT
671	Security guards	.00	14,025.29	6,800.43	7,224.86	7,224.86
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/01/18 AP1665 VH3256 7,099.46				SECURITAS SECURITY SVCS I	REF: 12/01/17-12/31/17
	01/01/18 GJ0007 12312017 6,800.43			6,800.43	Accrue Dec 17 Securitas	
	01/31/18 AP1674 VH3268 6,925.83				SECURITAS SECURITY SVCS I	REF: 01/01/18-01/31/18
900	Transfer to reserves	.00	18,500.00	.00	18,500.00	18,500.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/31/18 RJ0001 1312018 18,500.00				ALLOCATE RESERVE FUNDING	

GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
Grand totals:		.00	896,815.05	896,815.05	.00	.00

-- End of report --