

c/o Seacrest Services Inc.
2101 Centrepark W Dr, Ste 110
West Palm Beach FL 33409

| Account | Description January 2023 | Operating January 2023 | Reserves January 2023 | Totals January 2023 |
|--|--|---------------------------|--------------------------|------------------------|
| CURRENT ASSETS | | | | |
| 1001 | Valley National Bank Operating | 96,795.19 | 0.00 | 96,795.19 |
| 1003 | South State Bank Operating | 15,723.49 | 0.00 | 15,723.49 |
| 1005 | First Citizens Bank Operating | 102,152.72 | 0.00 | 102,152.72 |
| 1022 | South State Bank MMA Operating | 286,847.77 | 0.00 | 286,847.77 |
| 1200 | Petty Cash | 793.00 | 0.00 | 793.00 |
| 1301 | Valley National Bank Reserve - Sweep | 0.00 | 705,571.51 | 705,571.51 |
| 1302 | First Horizon Bank Reserves | 0.00 | 31,732.79 | 31,732.79 |
| 1322 | Seacoast Buisness Savings Bank | 0.00 | 496,497.14 | 496,497.14 |
| TOTAL CURRENT ASSETS | | 502,312.17 | 1,233,801.44 | 1,736,113.61 |
| OTHER ASSETS | | | | |
| 1400 | Maintenance Receivable | 32,996.40 | 0.00 | 32,996.40 |
| 1600 | Allowance for Doubtful Accounts | (7,097.52) | 0.00 | (7,097.52) |
| 1810 | Prepaid Insurance | 67,775.56 | 0.00 | 67,775.56 |
| 1851 | Deposits - Utilities | 1,178.00 | 0.00 | 1,178.00 |
| TOTAL OTHER ASSETS | | 94,852.44 | 0.00 | 94,852.44 |
| TOTAL ASSETS | | 597,164.61 | 1,233,801.44 | 1,830,966.05 |
| CURRENT LIABILITIES | | | | |
| 2010 | Accrued Expense | 27,503.29 | 0.00 | 27,503.29 |
| 2200 | Prepaid Maintenance | 38,978.14 | 0.00 | 38,978.14 |
| 2300 | Security Deposits | 2,700.00 | 0.00 | 2,700.00 |
| 2450 | Insurance Payable | 66,928.37 | 0.00 | 66,928.37 |
| 2550 | Deferred Cable | 3,850.00 | 0.00 | 3,850.00 |
| 2551 | Other Deferrals - Developer Settlement | 141,729.17 | 0.00 | 141,729.17 |
| 2650 | Refunds Payable | (274.84) | 0.00 | (274.84) |
| TOTAL CURRENT LIABILITIES | | 281,414.13 | 0.00 | 281,414.13 |
| RESERVES | | | | |
| 3090 | Reserves - Deferred Maintenance | 0.00 | 99,080.79 | 99,080.79 |
| 3100 | Reserves - Roof | 0.00 | 246,694.89 | 246,694.89 |
| 3200 | Reserves - Painting | 0.00 | 180,474.52 | 180,474.52 |
| 3300 | Reserves - Paving | 0.00 | 196,953.60 | 196,953.60 |
| 3510 | Reserves - A/C Equipment | 0.00 | 28,094.68 | 28,094.68 |
| 3530 | Reserves - Fire Proofing/Protection | 0.00 | 192,519.26 | 192,519.26 |
| 3630 | Reserves - Pool | 0.00 | 274,455.37 | 274,455.37 |
| 3890 | Interest on Reserves | 0.00 | 15,528.33 | 15,528.33 |
| TOTAL RESERVES | | 0.00 | 1,233,801.44 | 1,233,801.44 |
| EQUITY | | | | |
| 3900 | Retained Earnings | 316,827.45 | 0.00 | 316,827.45 |
| 3950 | Prior Period Adjustment | 157.31 | 0.00 | 157.31 |
| | Net Income +/- | (1,234.28) | 0.00 | (1,234.28) |
| TOTAL OWNERS EQUITY | | 315,750.48 | 0.00 | 315,750.48 |
| TOTAL LIABILITIES & OWNERS EQUITY | | 597,164.61 | 1,233,801.44 | 1,830,966.05 |

Fiore at the Gardens Condominium Association, Inc
Profit & Loss Statement
01/31/2023

c/o Seacrest Services Inc.
2101 Centrepark W Dr, Ste 110
West Palm Beach FL 33409

| | MTD Actual January 2023 | MTD Budget January 2023 | Variance | YTD Actual January 2023 | YTD Budget January 2023 | Variance | Annual Budget 2023 | Annual Var |
|-------------------------------|--------------------------------------|----------------------------|---------------|----------------------------|----------------------------|---------------|-----------------------|---------------------------------|
| INCOME | | | | | | | | |
| 4000 | Maintenance Income | 82,589.12 | 83,005 | (415.88) | 82,589.12 | 83,005 | (415.88) | 996,060 (913,470.88) |
| 4041 | Cable Income | 550.00 | 8 | 542.00 | 550.00 | 8 | 542.00 | 100 450.00 |
| 4050 | Rental Income | 3,300.00 | 2,000 | 1,300.00 | 3,300.00 | 2,000 | 1,300.00 | 24,000 (20,700.00) |
| 4100 | Late Fees | 0.00 | 167 | (167.00) | 0.00 | 167 | (167.00) | 2,000 (2,000.00) |
| 4150 | Interest on Assessments | 0.00 | 83 | (83.00) | 0.00 | 83 | (83.00) | 1,000 (1,000.00) |
| 4300 | Returned Check Fees | 0.00 | 8 | (8.00) | 0.00 | 8 | (8.00) | 100 (100.00) |
| 4400 | Violation Fines | 1,200.00 | 167 | 1,033.00 | 1,200.00 | 167 | 1,033.00 | 2,000 (800.00) |
| 4500 | Application / Screening Fees | 195.50 | 250 | (54.50) | 195.50 | 250 | (54.50) | 3,000 (2,804.50) |
| 4615 | Gate Clicker/Transponder | 350.00 | 167 | 183.00 | 350.00 | 167 | 183.00 | 2,000 (1,650.00) |
| 4900 | Comm Water & Energy Income | 0.00 | 12,083 | (12,083.00) | 0.00 | 12,083 | (12,083.00) | 145,000 (145,000.00) |
| 4901 | Misc Income - Sprinkler Repair | 0.00 | 250 | (250.00) | 0.00 | 250 | (250.00) | 3,000 (3,000.00) |
| 4902 | Lawsuit Settlement | 0.00 | 500 | (500.00) | 0.00 | 500 | (500.00) | 6,000 (6,000.00) |
| 4910 | Pool Keys | 85.00 | 17 | 68.00 | 85.00 | 17 | 68.00 | 200 (115.00) |
| 4911 | Storage | 495.00 | 333 | 162.00 | 495.00 | 333 | 162.00 | 4,000 (3,505.00) |
| 4950 | Interest Income | 276.45 | 500 | (223.55) | 276.45 | 500 | (223.55) | 6,000 (5,723.55) |
| | TOTAL INCOME | 89,041.07 | 99,538 | (10,496.93) | 89,041.07 | 99,538 | (10,496.93) | 1,194,460 (1,105,418.93) |
| EXPENSES | | | | | | | | |
| ADMINISTRATIVE EXPENSE | | | | | | | | |
| 5000 | Administrative Tags, Labels, Keys | 0.00 | 33 | 33.00 | 0.00 | 33 | 33.00 | 400 400.00 |
| 5010 | Office Supplies & Expenses | 1,632.06 | 583 | (1,049.06) | 1,632.06 | 583 | (1,049.06) | 7,000 5,367.94 |
| 5022 | Mailings to Unit Owners | 0.00 | 333 | 333.00 | 0.00 | 333 | 333.00 | 4,000 4,000.00 |
| 5110 | Background Checks | 49.98 | 25 | (24.98) | 49.98 | 25 | (24.98) | 300 250.02 |
| 5120 | Bank Charges | 0.00 | 8 | 8.00 | 0.00 | 8 | 8.00 | 100 100.00 |
| 5140 | Licenses, Taxes, Fees & Permits | 0.00 | 250 | 250.00 | 0.00 | 250 | 250.00 | 3,000 3,000.00 |
| 5150 | Annual Condo Fees | 0.00 | 17 | 17.00 | 0.00 | 17 | 17.00 | 200 200.00 |
| 5190 | Contingency | 0.00 | 167 | 167.00 | 0.00 | 167 | 167.00 | 2,000 2,000.00 |
| 5200 | Prof/Audit/Tax Returns | 425.00 | 425 | 0.00 | 425.00 | 425 | 0.00 | 5,100 4,675.00 |
| 5300 | Legal Fees | 220.00 | 833 | 613.00 | 220.00 | 833 | 613.00 | 10,000 9,780.00 |
| 5450 | Engineering Fees | 0.00 | 583 | 583.00 | 0.00 | 583 | 583.00 | 7,000 7,000.00 |
| 5500 | Inspection Fees | 0.00 | 750 | 750.00 | 0.00 | 750 | 750.00 | 9,000 9,000.00 |
| 5600 | Bad Debt Expense | 167.00 | 167 | 0.00 | 167.00 | 167 | 0.00 | 2,000 1,833.00 |
| 5700 | Management Service | 16,926.22 | 16,712 | (214.22) | 16,926.22 | 16,712 | (214.22) | 200,544 183,617.78 |
| 5900 | Insurance | 16,943.89 | 21,333 | 4,389.11 | 16,943.89 | 21,333 | 4,389.11 | 256,000 239,056.11 |
| | TOTAL ADMINISTRATIVE EXPENSES | 36,364.15 | 42,219 | 5,854.85 | 36,364.15 | 42,219 | 5,854.85 | 506,644 470,279.85 |
| UTILITIES | | | | | | | | |
| 6000 | Electricity | 3,285.79 | 2,667 | (618.79) | 3,285.79 | 2,667 | (618.79) | 32,000 28,714.21 |
| 6200 | Water & Sewer | 10,667.52 | 10,000 | (667.52) | 10,667.52 | 10,000 | (667.52) | 120,000 109,332.48 |
| 6300 | Telephone/Internet | 838.09 | 833 | (5.09) | 838.09 | 833 | (5.09) | 10,000 9,161.91 |
| 6600 | Dumpster/Waste Management | 1,369.35 | 583 | (786.35) | 1,369.35 | 583 | (786.35) | 7,000 5,630.65 |
| | TOTAL UTILITIES | 16,160.75 | 14,083 | (2,077.75) | 16,160.75 | 14,083 | (2,077.75) | 169,000 152,839.25 |
| GROUNDS MAINTENANCE | | | | | | | | |
| 7000 | Lawn Service - Common | 6,495.07 | 6,000 | (495.07) | 6,495.07 | 6,000 | (495.07) | 72,000 65,504.93 |
| 7010 | Landscaping - New Plants | 0.00 | 500 | 500.00 | 0.00 | 500 | 500.00 | 6,000 6,000.00 |
| 7040 | Mulch/Soil | 0.00 | 1,083 | 1,083.00 | 0.00 | 1,083 | 1,083.00 | 13,000 13,000.00 |
| 7130 | Tree Trimming & Removal | 0.00 | 1,667 | 1,667.00 | 0.00 | 1,667 | 1,667.00 | 20,000 20,000.00 |
| 7210 | Irrigation Repairs & Maintenance | 0.00 | 833 | 833.00 | 0.00 | 833 | 833.00 | 10,000 10,000.00 |
| 7220 | Irrigation Supplies | 0.00 | 83 | 83.00 | 0.00 | 83 | 83.00 | 1,000 1,000.00 |
| 7310 | Wetland Maintenance | 850.00 | 1,167 | 317.00 | 850.00 | 1,167 | 317.00 | 14,000 13,150.00 |
| 7415 | R&M - Services - Pressure Washing | 0.00 | 1,833 | 1,833.00 | 0.00 | 1,833 | 1,833.00 | 22,000 22,000.00 |
| 7455 | Playground/Recreation Area | 0.00 | 83 | 83.00 | 0.00 | 83 | 83.00 | 1,000 1,000.00 |
| 7505 | Misc Repair & Maintenance | 0.00 | 2,500 | 2,500.00 | 0.00 | 2,500 | 2,500.00 | 30,000 30,000.00 |
| 7510 | R&M - Exterior Lighting | 0.00 | 167 | 167.00 | 0.00 | 167 | 167.00 | 2,000 2,000.00 |
| 7740 | Social Committee | 0.00 | 333 | 333.00 | 0.00 | 333 | 333.00 | 4,000 4,000.00 |
| 7750 | Special Projects - Holiday Lighting | 550.00 | 500 | (50.00) | 550.00 | 500 | (50.00) | 6,000 5,450.00 |
| 7910 | Compactor Rental | 0.00 | 542 | 542.00 | 0.00 | 542 | 542.00 | 6,500 6,500.00 |
| 7950 | Pest Control | 1,677.00 | 1,067 | (1,067.00) | 1,677.00 | 1,067 | (1,067.00) | 20,000 18,323.00 |
| | TOTAL GROUNDS MAINTENANCE | 9,572.07 | 18,958 | 9,385.93 | 9,572.07 | 18,958 | 9,385.93 | 227,500 217,927.93 |
| SECURITY | | | | | | | | |
| 8000 | Security Service | 1,713.00 | 1,667 | (46.00) | 1,713.00 | 1,667 | (46.00) | 20,000 18,287.00 |
| 8094 | R&M - Equipment Security Cameras | 0.00 | 167 | 167.00 | 0.00 | 167 | 167.00 | 2,000 2,000.00 |
| 8140 | Gate Operating System | 0.00 | 417 | 417.00 | 0.00 | 417 | 417.00 | 5,000 5,000.00 |
| 8144 | R&M - Entry Gate | 0.00 | 167 | 167.00 | 0.00 | 167 | 167.00 | 2,000 2,000.00 |
| | TOTAL SECURITY | 1,713.00 | 2,418 | 705.00 | 1,713.00 | 2,418 | 705.00 | 29,000 27,287.00 |
| FACILITIES | | | | | | | | |
| 8400 | Building Repair & Maintenance | 0.00 | 500 | 500.00 | 0.00 | 500 | 500.00 | 6,000 6,000.00 |
| 8405 | R&M - Electrical | 0.00 | 167 | 167.00 | 0.00 | 167 | 167.00 | 2,000 2,000.00 |
| 8406 | R&M - Plumbing | 47.44 | 500 | 452.56 | 47.44 | 500 | 452.56 | 6,000 5,952.56 |
| 8408 | R&M - Locks & Keys | 0.00 | 125 | 125.00 | 0.00 | 125 | 125.00 | 1,500 1,500.00 |

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| | | MTD Actual January 2023 | MTD Budget January 2023 | Variance | YTD Actual January 2023 | YTD Budget January 2023 | Variance | Annual Budget 2023 | Annual Var |
|------|-----------------------------|----------------------------|----------------------------|-------------------|----------------------------|----------------------------|-------------------|-----------------------|---------------------|
| 8411 | R&M - Roof | 0.00 | 417 | 417.00 | 0.00 | 417 | 417.00 | 5,000 | 5,000.00 |
| 8415 | Exterior Signage Supplies | 0.00 | 167 | 167.00 | 0.00 | 167 | 167.00 | 2,000 | 2,000.00 |
| 8425 | Cleaning Supplies | 108.47 | 667 | 558.53 | 108.47 | 667 | 558.53 | 8,000 | 7,891.53 |
| 8428 | Janitorial Service | 3,350.00 | 2,500 | (850.00) | 3,350.00 | 2,500 | (850.00) | 30,000 | 26,650.00 |
| 8443 | R&M - Air Conditioning | 7,500.70 | 250 | (7,250.70) | 7,500.70 | 250 | (7,250.70) | 3,000 | (4,500.70) |
| 8459 | Fire Monitoring | 0.00 | 417 | 417.00 | 0.00 | 417 | 417.00 | 5,000 | 5,000.00 |
| 8461 | R&M - Fire Alarm Monitoring | 0.00 | 500 | 500.00 | 0.00 | 500 | 500.00 | 6,000 | 6,000.00 |
| 8498 | R&M - Golf Cart | 20.00 | 83 | 63.00 | 20.00 | 83 | 63.00 | 1,000 | 980.00 |
| 8550 | R&M - Clubhouse | 0.00 | 167 | 167.00 | 0.00 | 167 | 167.00 | 2,000 | 2,000.00 |
| 8620 | Pool Supplies & Expenses | 0.00 | 417 | 417.00 | 0.00 | 417 | 417.00 | 5,000 | 5,000.00 |
| 8650 | R&M - Cabana Pool | 2,642.77 | 1,667 | (975.77) | 2,642.77 | 1,667 | (975.77) | 20,000 | 17,357.23 |
| 8651 | R&M - Pool Repairs | 95.00 | 250 | 155.00 | 95.00 | 250 | 155.00 | 3,000 | 2,905.00 |
| 8655 | Pool Fence & Gate Repairs | 0.00 | 83 | 83.00 | 0.00 | 83 | 83.00 | 1,000 | 1,000.00 |
| 8661 | Pool/Grill Gas | 0.00 | 67 | 67.00 | 0.00 | 67 | 67.00 | 800 | 800.00 |
| 8700 | Fitness Center | 0.00 | 50 | 50.00 | 0.00 | 50 | 50.00 | 600 | 600.00 |
| 8735 | R&M - Exercise Equipment | 0.00 | 167 | 167.00 | 0.00 | 167 | 167.00 | 2,000 | 2,000.00 |
| | TOTAL FACILITIES | 13,764.38 | 9,161 | (4,603.38) | 13,764.38 | 9,161 | (4,603.38) | 109,900 | 96,135.62 |
| | RESERVES | | | | | | | | |
| 9090 | Resv: Deferred Maintenance | 763.00 | 763 | 0.00 | 763.00 | 763 | 0.00 | 9,159 | 8,396.00 |
| 9100 | Resv: Roof Replacement | 4,192.00 | 4,192 | 0.00 | 4,192.00 | 4,192 | 0.00 | 50,300 | 46,108.00 |
| 9200 | Resv: Painting & Waterproof | 3,004.00 | 3,004 | 0.00 | 3,004.00 | 3,004 | 0.00 | 36,049 | 33,045.00 |
| 9300 | Resv: Paving & Resurfacing | 1,099.00 | 1,099 | 0.00 | 1,099.00 | 1,099 | 0.00 | 13,191 | 12,092.00 |
| 9510 | Resv: A/C Systems | 79.00 | 79 | 0.00 | 79.00 | 79 | 0.00 | 943 | 864.00 |
| 9530 | Resv: Fire Safety | 932.00 | 932 | 0.00 | 932.00 | 932 | 0.00 | 11,189 | 10,257.00 |
| 9630 | Resv: Pool | 2,632.00 | 2,632 | 0.00 | 2,632.00 | 2,632 | 0.00 | 31,585 | 28,953.00 |
| | TOTAL RESERVES | 12,701.00 | 12,701 | 0.00 | 12,701.00 | 12,701 | 0.00 | 152,416 | 139,715.00 |
| | TOTAL EXPENSES | 90,275.35 | 99,540 | 9,264.65 | 90,275.35 | 99,540 | 9,264.65 | 1,194,460 | 1,104,184.65 |
| | NET INCOME +/- | (1,234.28) | (2) | (1,232.28) | (1,234.28) | (2) | (1,232.28) | 0 | (1,234.28) |