

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

Account	Description March 2023	Operating March 2023	Reserves March 2023	Totals March 2023
<b>CURRENT ASSETS</b>				
1001	Valley National Bank Operating	69,720.93	0.00	69,720.93
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	7,139.26	0.00	7,139.26
1080-002	SouthState CD #5820 - 4.75%	100,000.00	0.00	100,000.00
1080-002	SouthState CD #5826 - 4.75%	100,000.00	0.00	100,000.00
1080-002	SouthState CD #5844 - 4.75%	80,000.00	0.00	80,000.00
1200	Petty Cash	793.00	0.00	793.00
1301	Valley National Bank Reserve - Sweep	0.00	733,566.29	733,566.29
1302	First Horizon Bank Reserves	0.00	31,732.79	31,732.79
1322	Seacoast Buisness Savings Bank	0.00	500.00	500.00
1380-035	Seacoast National Bank CD 2/02/24 - 4.05%	0.00	250,000.00	250,000.00
1380-036	Republic Bank CD 12/02/2023 - 4.50%	0.00	245,997.14	245,997.14
<b>TOTAL CURRENT ASSETS</b>		<u>475,529.40</u>	<u>1,261,796.22</u>	<u>1,737,325.62</u>
<b>OTHER ASSETS</b>				
1400	Maintenance Receivable	33,150.87	0.00	33,150.87
1600	Allowance for Doubtful Accounts	(7,431.52)	0.00	(7,431.52)
1810	Prepaid Insurance	33,887.78	0.00	33,887.78
1851	Deposits - Utilities	1,178.00	0.00	1,178.00
<b>TOTAL OTHER ASSETS</b>		<u>60,785.13</u>	<u>0.00</u>	<u>60,785.13</u>
<b>TOTAL ASSETS</b>		<u>536,314.53</u>	<u>1,261,796.22</u>	<u>1,798,110.75</u>
<b>CURRENT LIABILITIES</b>				
2010	Accrued Expense	1,775.00	0.00	1,775.00
2200	Prepaid Maintenance	36,459.73	0.00	36,459.73
2300	Security Deposits	2,700.00	0.00	2,700.00
2450	Insurance Payable	33,040.59	0.00	33,040.59
2550	Deferred Cable	2,750.00	0.00	2,750.00
2551	Other Deferrals - Developer Settlement	120,779.17	0.00	120,779.17
2650	Refunds Payable	(274.84)	0.00	(274.84)
<b>TOTAL CURRENT LIABILITIES</b>		<u>197,229.65</u>	<u>0.00</u>	<u>197,229.65</u>
<b>RESERVES</b>				
3090	Reserves - Deferred Maintenance	0.00	100,606.79	100,606.79
3100	Reserves - Roof	0.00	255,078.89	255,078.89
3200	Reserves - Painting	0.00	186,482.52	186,482.52
3300	Reserves - Paving	0.00	199,151.60	199,151.60
3510	Reserves - Paving	0.00	28,252.68	28,252.68
3510	Reserves - A/C Equipment	0.00	194,383.26	194,383.26
3530	Reserves - Fire Proofing/Protection	0.00	279,718.47	279,718.47
3630	Reserves - Pool	0.00	18,122.01	18,122.01
3890	Interest on Reserves	0.00	0.00	0.00
<b>TOTAL RESERVES</b>		<u>0.00</u>	<u>1,261,796.22</u>	<u>1,261,796.22</u>
<b>EQUITY</b>				
3900	Retained Earnings	316,827.45	0.00	316,827.45
3950	Prior Period Adjustment	157.31	0.00	157.31
	Net Income +/-	22,100.12	0.00	22,100.12
<b>TOTAL OWNERS EQUITY</b>		<u>339,084.88</u>	<u>0.00</u>	<u>339,084.88</u>
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>		<u>536,314.53</u>	<u>1,261,796.22</u>	<u>1,798,110.75</u>



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	MTD Actual March 2023	MTD Budget March 2023	Variance	YTD Actual March 2023	YTD Budget March 2023	Variance	Annual Budget 2023	Annual Var
<b>INCOME</b>								
4000 Maintenance Income	83,421.12	83,005	416.12	249,015.36	249,015	0.36	996,060	(747,044.64)
4041 Cable Income	550.00	8	542.00	1,650.00	24	1,626.00	100	1,550.00
4050 Rental Income	2,200.00	2,000	200.00	9,900.00	6,000	3,900.00	24,000	(14,100.00)
4100 Late Fees	(150.00)	167	(317.00)	800.00	501	299.00	2,000	(1,200.00)
4150 Interest on Assessments	0.00	83	(83.00)	0.00	249	(249.00)	1,000	(1,000.00)
4300 Returned Check Fees	25.00	8	17.00	0.00	24	(24.00)	100	(100.00)
4400 Violation Fines	0.00	167	(167.00)	1,200.00	501	699.00	2,000	(800.00)
4500 Application / Screening Fees	174.40	250	(75.60)	419.90	750	(330.10)	3,000	(2,580.10)
4615 Gate Clicker/Transponder	300.00	167	133.00	800.00	501	299.00	2,000	(1,200.00)
4900 Comm Water & Energy Income	12,629.39	12,083	546.39	26,799.09	36,249	(9,449.91)	145,000	(118,200.91)
4901 Misc Income - Sprinkler Repair	156.05	250	(93.95)	156.05	750	(593.95)	3,000	(2,843.95)
4902 Lawsuit Settlement	11,958.99	500	11,458.99	11,958.99	1,500	10,458.99	6,000	5,958.99
4910 Pool Keys	0.00	17	(17.00)	85.00	51	34.00	200	(115.00)
4911 Storage	75.00	333	(258.00)	570.00	999	(429.00)	4,000	(3,430.00)
4950 Interest Income	379.08	500	(120.92)	958.91	1,500	(541.09)	6,000	(5,041.09)
<b>TOTAL INCOME</b>	<b>111,719.03</b>	<b>99,538</b>	<b>12,181.03</b>	<b>304,313.30</b>	<b>298,614</b>	<b>5,699.30</b>	<b>1,194,460</b>	<b>(890,146.70)</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSE</b>								
5000 Administrative Tags, Labels, Keys	0.00	33	33.00	0.00	99	99.00	400	400.00
5010 Office Supplies & Expenses	3,205.78	583	(2,622.78)	5,313.25	1,749	(3,564.25)	7,000	1,686.75
5022 Mailings to Unit Owners	0.00	333	333.00	1,617.71	999	(618.71)	4,000	2,382.29
5110 Background Checks	49.98	25	(24.98)	124.95	75	(49.95)	300	175.05
5120 Bank Charges	0.00	8	8.00	0.00	24	24.00	100	100.00
5140 Licenses, Taxes, Fees & Permits	0.00	250	250.00	0.00	750	750.00	3,000	3,000.00
5150 Annual Condo Fees	61.25	17	(44.25)	61.25	51	(10.25)	200	138.75
5190 Contingency	0.00	167	167.00	0.00	501	501.00	2,000	2,000.00
5200 Prof/Audit/Tax Returns	425.00	425	0.00	1,275.00	1,275	0.00	5,100	3,825.00
5300 Legal Fees	0.00	833	833.00	464.00	2,499	2,035.00	10,000	9,536.00
5450 Engineering Fees	1,500.00	583	(917.00)	1,500.00	1,749	249.00	7,000	5,500.00
5500 Inspection Fees	0.00	750	750.00	0.00	2,250	2,250.00	9,000	9,000.00
5600 Bad Debt Expense	167.00	167	0.00	501.00	501	0.00	2,000	1,499.00
5700 Management Service	16,384.32	16,712	327.68	49,694.86	50,136	441.14	200,544	150,849.14
5900 Insurance	16,943.89	21,333	4,389.11	50,831.67	63,999	13,167.33	256,000	205,168.33
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>38,737.22</b>	<b>42,219</b>	<b>3,481.78</b>	<b>111,383.69</b>	<b>126,657</b>	<b>15,273.31</b>	<b>506,644</b>	<b>395,260.31</b>
<b>UTILITIES</b>								
6000 Electricity	3,311.17	2,667	(644.17)	9,958.56	8,001	(1,957.56)	32,000	22,041.44
6200 Water & Sewer	9,799.04	10,000	200.96	30,794.24	30,000	(794.24)	120,000	89,205.76
6300 Telephone/Internet	875.33	833	(42.33)	2,588.74	2,499	(89.74)	10,000	7,411.26
6600 Dumpster/Waste Management	936.84	583	(353.84)	3,252.27	1,749	(1,503.27)	7,000	3,747.73
<b>TOTAL UTILITIES</b>	<b>14,922.38</b>	<b>14,083</b>	<b>(839.38)</b>	<b>46,593.81</b>	<b>42,249</b>	<b>(4,344.81)</b>	<b>169,000</b>	<b>122,406.19</b>
<b>GROUNDS MAINTENANCE</b>								
7000 Lawn Service - Common	6,475.07	6,000	(475.07)	19,445.21	18,000	(1,445.21)	72,000	52,554.79
7010 Landscaping - New Plants	0.00	500	500.00	0.00	1,500	1,500.00	6,000	6,000.00
7040 Mulch/Soil	0.00	1,083	1,083.00	0.00	3,249	3,249.00	13,000	13,000.00
7130 Tree Trimming & Removal	976.86	1,667	690.14	976.86	5,001	4,024.14	20,000	19,023.14
7210 Irrigation Repairs & Maintenance	1,942.50	833	(1,109.50)	1,942.50	2,499	556.50	10,000	8,057.50
7220 Irrigation Supplies	0.00	83	83.00	0.00	249	249.00	1,000	1,000.00
7310 Wetland Maintenance	850.00	1,167	317.00	2,550.00	3,501	951.00	14,000	11,450.00
7415 R&M - Services - Pressure Washing	0.00	1,833	1,833.00	0.00	5,499	5,499.00	22,000	22,000.00
7455 Playground/Recreation Area	0.00	83	83.00	0.00	249	249.00	1,000	1,000.00
7505 Misc Repair & Maintenance	9,455.49	2,500	(6,955.49)	14,705.49	7,500	(7,205.49)	30,000	15,294.51
7510 R&M - Exterior Lighting	0.00	83	83.00	0.00	249	249.00	2,000	2,000.00
7740 Social Committee	0.00	333	333.00	0.00	501	501.00	4,000	4,000.00
7750 Special Projects - Holiday Lighting	0.00	500	500.00	3,990.59	1,500	(2,490.59)	6,000	2,009.41
7910 Compactor Rental	1,658.73	542	(1,116.73)	1,658.73	1,626	(32.73)	6,500	4,841.27
7950 Pest Control	1,677.00	1,667	(10.00)	5,031.00	5,001	(30.00)	20,000	14,969.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>23,035.65</b>	<b>18,958</b>	<b>(4,077.65)</b>	<b>50,300.38</b>	<b>56,874</b>	<b>6,573.62</b>	<b>227,500</b>	<b>177,199.62</b>
<b>SECURITY</b>								
8000 Security Service	2,275.00	1,667	(608.00)	5,231.00	5,001	(230.00)	20,000	14,769.00
8094 R&M - Equipment Security Cameras	0.00	167	167.00	690.15	501	(189.15)	2,000	1,309.85
8140 Gate Operating System	401.25	417	15.75	401.25	1,251	849.75	5,000	4,598.75
8144 R&M - Entry Gate	0.00	167	167.00	0.00	501	501.00	2,000	2,000.00
<b>TOTAL SECURITY</b>	<b>2,676.25</b>	<b>2,418</b>	<b>(258.25)</b>	<b>6,322.40</b>	<b>7,254</b>	<b>931.60</b>	<b>29,000</b>	<b>22,677.60</b>
<b>FACILITIES</b>								
8400 Building Repair & Maintenance	0.00	500	500.00	0.00	1,500	1,500.00	6,000	6,000.00
8405 R&M - Electrical	0.00	167	167.00	3,351.05	501	(2,850.05)	2,000	(1,351.05)
8406 R&M - Plumbing	0.00	500	500.00	47.44	1,500	1,452.56	6,000	5,952.56
8408 R&M - Locks & Keys	0.00	125	125.00	0.00	375	375.00	1,500	1,500.00

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8411 R&M - Roof	0.00	417	417.00	0.00	1,251	1,251.00	5,000	5,000.00
8415 Exterior Signage Supplies	0.00	167	167.00	0.00	501	501.00	2,000	2,000.00
8425 Cleaning Supplies	1,881.85	667	(1,214.85)	2,656.24	2,001	(655.24)	8,000	5,343.76
8428 Janitorial Service	2,000.00	2,500	500.00	7,700.00	7,500	(200.00)	30,000	22,300.00
8443 R&M - Air Conditioning	0.00	250	250.00	7,500.70	750	(6,750.70)	3,000	(4,500.70)
8459 Fire Monitoring	0.00	417	417.00	0.00	1,251	1,251.00	5,000	5,000.00
8461 R&M - Fire Alarm Monitoring	649.88	500	(149.88)	649.88	1,500	850.12	6,000	5,350.12
8498 R&M - Golf Cart	0.00	83	83.00	747.60	249	(498.60)	1,000	252.40
8550 R&M - Clubhouse	0.00	167	167.00	0.00	501	501.00	2,000	2,000.00
8620 Pool Supplies & Expenses	1,088.80	417	(671.80)	1,168.12	1,251	82.88	5,000	3,831.88
8650 R&M - Cabana Pool	2,214.00	1,667	(547.00)	5,594.77	5,001	(593.77)	20,000	14,405.23
8651 R&M - Pool Repairs	0.00	250	250.00	95.00	750	655.00	3,000	2,905.00
8655 Pool Fence & Gate Repairs	0.00	83	83.00	0.00	249	249.00	1,000	1,000.00
8661 Pool/Grill Gas	0.00	67	67.00	0.00	201	201.00	800	800.00
8700 Fitness Center	0.00	50	50.00	0.00	150	150.00	600	600.00
8735 R&M - Exercise Equipment	0.00	167	167.00	0.00	501	501.00	2,000	2,000.00
<b>TOTAL FACILITIES</b>	<b>7,834.53</b>	<b>9,161</b>	<b>1,326.47</b>	<b>29,510.80</b>	<b>27,483</b>	<b>(2,027.80)</b>	<b>109,900</b>	<b>80,389.20</b>
<b>RESERVES</b>								
9090 Resv: Deferred Maintenance	763.00	763	0.00	2,289.00	2,289	0.00	9,159	6,870.00
9100 Resv: Roof Replacement	4,192.00	4,192	0.00	12,576.00	12,576	0.00	50,300	37,724.00
9200 Resv: Painting & Waterproof	3,004.00	3,004	0.00	9,012.00	9,012	0.00	36,049	27,037.00
9300 Resv: Paving & Resurfacing	1,099.00	1,099	0.00	3,297.00	3,297	0.00	13,191	9,894.00
9510 Resv: A/C Systems	79.00	79	0.00	237.00	237	0.00	943	706.00
9530 Resv: Fire Safety	932.00	932	0.00	2,796.00	2,796	0.00	11,189	8,393.00
9630 Resv: Pool	2,631.10	2,632	0.90	7,895.10	7,896	0.90	31,585	23,689.90
<b>TOTAL RESERVES</b>	<b>12,700.10</b>	<b>12,701</b>	<b>0.90</b>	<b>38,102.10</b>	<b>38,103</b>	<b>0.90</b>	<b>152,416</b>	<b>114,313.90</b>
<b>TOTAL EXPENSES</b>	<b>99,906.13</b>	<b>99,540</b>	<b>(366.13)</b>	<b>282,213.18</b>	<b>298,620</b>	<b>16,406.82</b>	<b>1,194,460</b>	<b>912,246.82</b>
<b>NET INCOME +/-</b>	<b>11,812.90</b>	<b>(2)</b>	<b>11,814.90</b>	<b>22,100.12</b>	<b>(6)</b>	<b>22,106.12</b>	<b>0</b>	<b>22,100.12</b>