

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

Account	Description February 2023	Operating February 2023	Reserves February 2023	Totals February 2023
<b>CURRENT ASSETS</b>				
1001	Valley National Bank Operating	74,345.17	0.00	74,345.17
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	286,990.80	0.00	286,990.80
1200	Petty Cash	793.00	0.00	793.00
1301	Valley National Bank Reserve - Sweep	0.00	718,627.73	718,627.73
1302	First Horizon Bank Reserves	0.00	31,732.79	31,732.79
1322	Seacoast Business 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>		<b>480,005.18</b>	<b>1,246,857.66</b>	<b>1,726,862.84</b>
<b>OTHER ASSETS</b>				
1400	Maintenance Receivable	34,724.13	0.00	34,724.13
1600	Allowance for Doubtful Accounts	(7,264.52)	0.00	(7,264.52)
1810	Prepaid Insurance	50,831.67	0.00	50,831.67
1851	Deposits - Utilities	1,178.00	0.00	1,178.00
<b>TOTAL OTHER ASSETS</b>		<b>79,469.28</b>	<b>0.00</b>	<b>79,469.28</b>
<b>TOTAL ASSETS</b>		<b>559,474.46</b>	<b>1,246,857.66</b>	<b>1,806,332.12</b>
<b>CURRENT LIABILITIES</b>				
2010	Accrued Expense	11,677.68	0.00	11,677.68
2200	Prepaid Maintenance	34,285.99	0.00	34,285.99
2300	Security Deposits	2,700.00	0.00	2,700.00
2450	Insurance Payable	49,984.48	0.00	49,984.48
2550	Deferred Cable	3,300.00	0.00	3,300.00
2551	Other Deferrals - Developer Settlement	130,529.17	0.00	130,529.17
2650	Refunds Payable	(274.84)	0.00	(274.84)
<b>TOTAL CURRENT LIABILITIES</b>		<b>232,202.48</b>	<b>0.00</b>	<b>232,202.48</b>
<b>RESERVES</b>				
3090	Reserves - Deferred Maintenance	0.00	99,843.79	99,843.79
3100	Reserves - Roof	0.00	250,886.89	250,886.89
3200	Reserves - Painting	0.00	183,478.52	183,478.52
3300	Reserves - Paving	0.00	198,052.60	198,052.60
3510	Reserves - A/C Equipment	0.00	28,173.68	28,173.68
3530	Reserves - Fire Proofing/Protection	0.00	193,451.26	193,451.26
3630	Reserves - Pool	0.00	277,087.37	277,087.37
3890	Interest on Reserves	0.00	15,883.55	15,883.55
<b>TOTAL RESERVES</b>		<b>0.00</b>	<b>1,246,857.66</b>	<b>1,246,857.66</b>
<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 +/-	10,287.22	0.00	10,287.22
<b>TOTAL OWNERS EQUITY</b>		<b>327,271.98</b>	<b>0.00</b>	<b>327,271.98</b>
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>		<b>559,474.46</b>	<b>1,246,857.66</b>	<b>1,806,332.12</b>



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Fiore at the Gardens Condominium Association, Inc Profit & Loss Statement 02/28/2023
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c/o Seacrest Services Inc.  
 2101 Centrepark W Dr, Ste 110  
 West Palm Beach FL 33409

	MTD Actual February 2023	MTD Budget February 2023	Variance	YTD Actual February 2023	YTD Budget February 2023	Variance	Annual Budget 2023	Annual Var
<b>INCOME</b>								
4000 Maintenance Income	83,005.12	83,005	0.12	165,594.24	166,010	(415.76)	996,060	(830,465.76)
4041 Cable Income	550.00	8	542.00	1,100.00	16	1,084.00	100	1,000.00
4050 Rental Income	4,400.00	2,000	2,400.00	7,700.00	4,000	3,700.00	24,000	(16,300.00)
4100 Late Fees	950.00	167	783.00	950.00	334	616.00	2,000	(1,050.00)
4150 Interest on Assessments	0.00	83	(83.00)	0.00	166	(166.00)	1,000	(1,000.00)
4300 Returned Check Fees	(25.00)	8	(33.00)	(25.00)	16	(41.00)	100	(125.00)
4400 Violation Fines	0.00	167	(167.00)	1,200.00	334	866.00	2,000	(800.00)
4500 Application / Screening Fees	50.00	250	(200.00)	245.50	500	(254.50)	3,000	(2,754.50)
4615 Gate Clicker/Transponder	150.00	167	(17.00)	500.00	334	166.00	2,000	(1,500.00)
4900 Comm Water & Energy Income	14,169.70	12,083	2,086.70	14,169.70	24,166	(9,996.30)	145,000	(130,830.30)
4901 Misc Income - Sprinkler Repair	0.00	250	(250.00)	0.00	500	(500.00)	3,000	(3,000.00)
4902 Lawsuit Settlement	0.00	500	(500.00)	0.00	1,000	(1,000.00)	6,000	(6,000.00)
4910 Pool Keys	0.00	17	(17.00)	85.00	34	51.00	200	(115.00)
4911 Storage	0.00	333	(333.00)	495.00	666	(171.00)	4,000	(3,505.00)
4950 Interest Income	303.38	500	(196.62)	579.83	1,000	(420.17)	6,000	(5,420.17)
<b>TOTAL INCOME</b>	<b>103,553.20</b>	<b>99,538</b>	<b>4,015.20</b>	<b>192,594.27</b>	<b>199,076</b>	<b>(6,481.73)</b>	<b>1,194,460</b>	<b>(1,001,865.73)</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSE</b>								
5000 Administrative Tags, Labels, Keys	0.00	33	33.00	0.00	66	66.00	400	400.00
5010 Office Supplies & Expenses	475.41	583	107.59	2,107.47	1,166	(941.47)	7,000	4,892.53
5022 Mailings to Unit Owners	1,617.71	333	(1,284.71)	1,617.71	666	(951.71)	4,000	2,382.29
5110 Background Checks	24.99	25	0.01	74.97	50	(24.97)	300	225.03
5120 Bank Charges	0.00	8	8.00	0.00	16	16.00	100	100.00
5140 Licenses, Taxes, Fees & Permits	0.00	250	(250.00)	0.00	500	(500.00)	3,000	3,000.00
5150 Annual Condo Fees	0.00	17	17.00	0.00	34	34.00	200	200.00
5190 Contingency	0.00	167	(167.00)	0.00	334	(334.00)	2,000	2,000.00
5200 Prof/Audit/Tax Returns	425.00	425	0.00	850.00	850	0.00	5,100	4,250.00
5300 Legal Fees	244.00	833	589.00	464.00	1,666	1,202.00	10,000	9,536.00
5450 Engineering Fees	0.00	583	(583.00)	0.00	1,166	(1,166.00)	7,000	7,000.00
5500 Inspection Fees	0.00	750	(750.00)	0.00	1,500	(1,500.00)	9,000	9,000.00
5600 Bad Debt Expense	167.00	167	0.00	334.00	334	0.00	2,000	1,666.00
5700 Management Service	16,384.32	16,712	327.68	33,310.54	33,424	(113.46)	200,544	167,233.46
5900 Insurance	16,943.89	21,333	4,389.11	33,887.78	42,666	8,778.22	256,000	222,112.22
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>36,282.32</b>	<b>42,219</b>	<b>5,936.68</b>	<b>72,646.47</b>	<b>84,438</b>	<b>11,791.63</b>	<b>506,644</b>	<b>433,997.53</b>
<b>UTILITIES</b>								
6000 Electricity	3,361.60	2,667	(694.60)	6,847.39	5,334	(1,313.39)	32,000	25,352.61
6200 Water & Sewer	10,327.68	10,000	(327.68)	20,995.20	20,000	(995.20)	120,000	99,004.80
6300 Telephone/Internet	875.32	833	(42.32)	1,713.41	1,666	(47.41)	10,000	8,286.59
6600 Dumpster/Waste Management	946.08	583	(363.08)	2,315.43	1,166	(1,149.43)	7,000	4,684.57
<b>TOTAL UTILITIES</b>	<b>15,510.68</b>	<b>14,083</b>	<b>(1,427.68)</b>	<b>31,671.43</b>	<b>28,166</b>	<b>(3,505.43)</b>	<b>169,000</b>	<b>137,328.57</b>
<b>GROUNDS MAINTENANCE</b>								
7000 Lawn Service - Common	6,475.07	6,000	(475.07)	12,970.14	12,000	(970.14)	72,000	59,029.86
7010 Landscaping - New Plants	0.00	500	500.00	0.00	1,000	1,000.00	6,000	6,000.00
7040 Mulch/Soil	0.00	1,083	1,083.00	0.00	2,166	2,166.00	13,000	13,000.00
7130 Tree Trimming & Removal	0.00	1,667	1,667.00	0.00	3,334	3,334.00	20,000	20,000.00
7210 Irrigation Repairs & Maintenance	0.00	833	833.00	0.00	1,666	1,666.00	10,000	10,000.00
7220 Irrigation Supplies	0.00	83	83.00	0.00	166	166.00	1,000	1,000.00
7310 Wetland Maintenance	850.00	1,167	317.00	1,700.00	2,334	634.00	14,000	12,300.00
7415 R&M - Services - Pressure Washing	0.00	1,833	1,833.00	0.00	3,666	3,666.00	22,000	22,000.00
7455 Playground/Recreation Area	0.00	83	83.00	0.00	166	166.00	1,000	1,000.00
7505 Misc Repair & Maintenance	5,250.00	2,500	(2,750.00)	5,250.00	5,000	(250.00)	30,000	24,750.00
7510 R&M - Exterior Lighting	0.00	167	167.00	0.00	334	334.00	2,000	2,000.00
7740 Social Committee	0.00	333	333.00	0.00	666	666.00	4,000	4,000.00
7750 Special Projects - Holiday Lighting	3,440.59	500	(2,940.59)	3,990.59	1,000	(2,990.59)	6,000	2,009.41
7910 Compactor Rental	0.00	542	542.00	0.00	1,084	1,084.00	6,500	6,500.00
7950 Pest Control	1,677.00	1,667	(10.00)	3,354.00	3,334	(20.00)	20,000	16,646.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>17,692.66</b>	<b>18,958</b>	<b>1,265.34</b>	<b>27,264.73</b>	<b>37,916</b>	<b>10,651.27</b>	<b>227,500</b>	<b>200,235.27</b>
<b>SECURITY</b>								
8000 Security Service	1,243.00	1,667	424.00	2,956.00	3,334	378.00	20,000	17,044.00
8094 R&M - Equipment Security Cameras	690.15	167	(523.15)	690.15	334	(356.15)	2,000	1,309.85
8140 Gate Operating System	0.00	417	417.00	0.00	834	834.00	5,000	5,000.00
8144 R&M - Entry Gate	0.00	167	167.00	0.00	334	334.00	2,000	2,000.00
<b>TOTAL SECURITY</b>	<b>1,933.15</b>	<b>2,418</b>	<b>484.85</b>	<b>3,646.15</b>	<b>4,836</b>	<b>1,189.85</b>	<b>29,000</b>	<b>26,353.85</b>
<b>FACILITIES</b>								
8400 Building Repair & Maintenance	0.00	500	500.00	0.00	1,000	1,000.00	6,000	6,000.00
8405 R&M - Electrical	3,351.05	167	(3,184.05)	3,351.05	334	(3,017.05)	2,000	(1,351.05)
8406 R&M - Plumbing	0.00	500	500.00	47.44	1,000	952.56	6,000	5,952.56
8408 R&M - Locks & Keys	0.00	125	125.00	0.00	250	250.00	1,500	1,500.00

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		MTD Actual February 2023	MTD Budget February 2023	Variance	YTD Actual February 2023	YTD Budget February 2023	Variance	Annual Budget 2023	Annual Var
8411	R&M - Roof	0.00	417	417.00	0.00	834	834.00	5,000	5,000.00
8415	Exterior Signage Supplies	0.00	167	167.00	0.00	334	334.00	2,000	2,000.00
8425	Cleaning Supplies	685.92	667	1.08	774.39	1,334	559.61	8,000	7,225.61
8428	Janitorial Service	2,350.00	2,500	150.00	5,700.00	5,000	(700.00)	30,000	24,300.00
8443	R&M - Air Conditioning	0.00	250	250.00	7,500.70	500	(7,000.70)	3,000	(4,500.70)
8459	Fire Monitoring	0.00	417	417.00	0.00	834	834.00	5,000	5,000.00
8461	R&M - Fire Alarm Monitoring	0.00	500	500.00	0.00	1,000	1,000.00	6,000	6,000.00
8498	R&M - Golf Cart	727.60	83	(644.60)	747.60	166	(581.60)	1,000	252.40
8550	R&M - Clubhouse	0.00	167	167.00	0.00	334	334.00	2,000	2,000.00
8620	Pool Supplies & Expenses	79.32	417	337.68	79.32	834	754.68	5,000	4,920.68
8650	R&M - Cabana Pool	738.00	1,667	929.00	3,380.77	3,334	(46.77)	20,000	16,619.23
8651	R&M - Pool Repairs	0.00	250	250.00	95.00	500	405.00	3,000	2,905.00
8655	Pool Fence & Gate Repairs	0.00	83	83.00	0.00	166	166.00	1,000	1,000.00
8661	Pool/Grill Gas	0.00	67	67.00	0.00	134	134.00	800	800.00
8700	Fitness Center	0.00	50	50.00	0.00	100	100.00	600	600.00
8735	R&M - Exercise Equipment	0.00	167	167.00	0.00	334	334.00	2,000	2,000.00
<b>TOTAL FACILITIES</b>		<b>7,911.89</b>	<b>9,161</b>	<b>1,249.11</b>	<b>21,676.27</b>	<b>18,322</b>	<b>(3,354.27)</b>	<b>109,900</b>	<b>88,223.73</b>
<b>RESERVES</b>									
9090	Resv: Deferred Maintenance	763.00	763	0.00	1,526.00	1,526	0.00	9,159	7,633.00
9100	Resv: Roof Replacement	4,192.00	4,192	0.00	8,384.00	8,384	0.00	50,300	41,916.00
9200	Resv: Painting & Waterproof	3,004.00	3,004	0.00	6,008.00	6,008	0.00	36,049	30,041.00
9300	Resv: Paving & Resurfacing	1,099.00	1,099	0.00	2,198.00	2,198	0.00	13,191	10,993.00
9510	Resv: A/C Systems	79.00	79	0.00	158.00	158	0.00	943	785.00
9530	Resv: Fire Safety	932.00	932	0.00	1,864.00	1,864	0.00	11,189	9,325.00
9630	Resv: Pool	2,632.00	2,632	0.00	5,264.00	5,264	0.00	31,585	26,321.00
<b>TOTAL RESERVES</b>		<b>12,701.00</b>	<b>12,701</b>	<b>0.00</b>	<b>25,402.00</b>	<b>25,402</b>	<b>0.00</b>	<b>152,416</b>	<b>127,014.00</b>
<b>TOTAL EXPENSES</b>		<b>92,031.70</b>	<b>99,540</b>	<b>7,508.30</b>	<b>182,307.05</b>	<b>199,080</b>	<b>16,772.95</b>	<b>1,194,460</b>	<b>1,012,152.95</b>
<b>NET INCOME +/-</b>		<b>11,521.50</b>	<b>(2)</b>	<b>11,523.50</b>	<b>10,287.22</b>	<b>(4)</b>	<b>10,291.22</b>	<b>0</b>	<b>10,287.22</b>