

**GREENBRIAR OF CITRUS HILLS OWNERS'  
ASSOCIATION, INC**

**FINANCIAL STATEMENTS AND**

**BUDGET COMPARISON**

**MARCH 31, 2023**

Michelle's Accounting & Tax Svc, Inc  
2535 N Reston Terrace  
Hernando, FL 34442  
352-746-1855

Greenbriar of Citrus Hills Owners' Assoc, Inc  
2541 N Reston Terrace  
Hernando, FL 34442

We have prepared the accompanying balance sheet of Greenbriar of Citrus Hills Owners' Assoc, Inc as of March 31, 2023, and the related statement of revenue and expenses vs budget for the one month and 3 months then ended. This compilation is limited to presenting, in the form of financial statements, information that is the representation of management. We have not audited or reviewed the accompanying financial statements and accordingly do not express an opinion or any other form of assurance on them.

Michelle's Accounting & Tax Svc, Inc  
April 3, 2023

# Greenbriar of Citrus Hills

Run Date: 04/03/2023

Run Time: 10:07 AM

## FUND BALANCE SHEET

As of: 03/31/2023

### Assets

Account	Operating	Reserves	Total
01040 Petty Cash	\$200.00		\$200.00
01042 Alliance Ckg #8423	\$174,158.52		\$174,158.52
01043 Alliance MM #7294	\$99,099.08		\$99,099.08
01046 Alliance Petty Cash x8651	\$151.98		\$151.98
01074 Capital City Rese #5247		\$327,461.60	\$327,461.60
01105 Assessment Receivable	\$35,045.84		\$35,045.84
01106 Allowance for Bad Debt	(\$17,542.46)		(\$17,542.46)
01108 Accounts Receivable-GBriar Two	\$3,609.53		\$3,609.53
01300 Deposit Duke Energy	\$370.00		\$370.00
01350 Prepaid Insurance 10/11	\$147,332.94		\$147,332.94
01365 Prepaid Pest	\$4,684.50		\$4,684.50
<b>Total Assets</b>	<b>\$447,109.93</b>	<b>\$327,461.60</b>	<b>\$774,571.53</b>

### Liabilities

Account	Operating	Reserves	Total
02020 Prepaid Assessments	\$54,868.22		\$54,868.22
02025 Payroll Tax Liability	\$970.86		\$970.86
02035 Capital City Bk Roof Loan		\$384,977.51	\$384,977.51
02036 Capital City Loan x0136		\$325,000.00	\$325,000.00
02040 Insurance Finance Loan Property	\$107,345.30		\$107,345.30
<b>Total Liabilities</b>	<b>\$163,184.38</b>	<b>\$709,977.51</b>	<b>\$873,161.89</b>

### Equity

Account	Operating	Reserves	Total
03005 Reserves - Capital Funds		(\$303,423.69)	(\$303,423.69)
03006 Reserve Distributions		(\$79,092.22)	(\$79,092.22)
03510 Prior Years Earnings	\$283,807.00		\$283,807.00
Current Year Net Income/(Loss)	\$118.55	\$0.00	\$118.55
<b>Total Equity</b>	<b>\$283,925.55</b>	<b>(\$382,515.91)</b>	<b>(\$98,590.36)</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$447,109.93</b>	<b>\$327,461.60</b>	<b>\$774,571.53</b>

# Greenbriar of Citrus Hills

## INCOME STATEMENT

Start: 03/01/2023 | End: 03/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
04010 Assessment Income	70,350.00	70,350.00	0.00	211,050.00	211,050.00	0.00	844,200.00
04065 Interest on Delq Balance	489.13	0.00	489.13	1,380.66	0.00	1,380.66	0.00
04180 Interest on Operating Acct	24.76	0.00	24.76	72.05	0.00	72.05	0.00
<b>Total</b>	<b>70,863.89</b>	<b>70,350.00</b>	<b>513.89</b>	<b>212,502.71</b>	<b>211,050.00</b>	<b>1,452.71</b>	<b>844,200.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06010 Management Fees	2,771.35	2,903.33	131.98	8,314.05	8,709.99	395.94	34,840.00
06020 Accounting Fees / Tax Prep	0.00	75.00	75.00	650.00	875.00	225.00	1,550.00
06030 Website Maintenance	0.00	83.33	83.33	157.83	249.99	92.16	1,000.00
06040 Legal Fees	0.00	666.67	666.67	1,017.50	2,000.01	982.51	8,000.00
06050 Annual Meeting Rental Fee	0.00	750.00	750.00	0.00	750.00	750.00	750.00
06080 Bank Charges	(1.25)	8.33	9.58	(33.75)	24.99	58.74	100.00
06100 Insurance General Liability	22,281.78	20,863.33	(1,418.45)	66,845.34	62,589.99	(4,255.35)	250,360.00
06150 Insurance Workmans Comp.	185.00	91.67	(93.33)	185.00	275.01	90.01	1,100.00
06160 Employee Salaries	4,221.38	5,000.00	778.62	11,325.39	15,000.00	3,674.61	60,000.00
06165 Employee Payroll Tax Exp	322.93	500.00	177.07	890.56	1,500.00	609.44	6,000.00
06170 Office Supplies / Postage	215.62	166.67	(48.95)	657.28	500.01	(157.27)	2,000.00
06220 Corporate Report/DBPR	0.00	62.00	62.00	0.00	62.00	62.00	62.00
06260 Bad Debt	1,258.51	600.00	(658.51)	3,730.95	1,800.00	(1,930.95)	7,200.00
06290 Miscellaneous	0.00	0.00	0.00	619.20	0.00	(619.20)	0.00
06510 Grounds Maintenance	4,665.00	4,508.33	(156.67)	13,995.00	13,524.99	(470.01)	54,100.00
06511 Ground Maint Pest Control	1,561.50	1,583.33	21.83	4,684.50	4,749.99	65.49	19,000.00
06515 Mulch / Sod / Plants	417.43	500.00	82.57	417.43	1,500.00	1,082.57	6,000.00
06570 Tree Trimming / Removal	0.00	833.33	833.33	0.00	2,499.99	2,499.99	10,000.00
06580 Termites	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
06600 Extermination	426.00	216.67	(209.33)	639.00	650.01	11.01	2,600.00
06610 Irrigation Repairs / Maint	0.00	416.67	416.67	2,406.94	1,250.01	(1,156.93)	5,000.00
06615 Equipment Maintenance	929.05	250.00	(679.05)	2,862.22	750.00	(2,112.22)	3,000.00
06650 Water Well Maint / Water Plant	190.00	833.33	643.33	2,333.00	2,499.99	166.99	10,000.00
06700 Signage	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
06910 Repairs	1,702.95	2,500.00	797.05	8,633.41	7,500.00	(1,133.41)	30,000.00
06920 Contracted Maintenance	0.00	333.33	333.33	0.00	999.99	999.99	4,000.00
07010 Pool Expenses	780.00	1,166.67	386.67	3,376.75	3,500.01	123.26	14,000.00
07020 Pool License	0.00	0.00	0.00	0.00	0.00	0.00	250.00
07820 Trash Removal	1,064.98	1,175.00	110.02	4,555.20	3,525.00	(1,030.20)	14,100.00
07830 Electricity	1,928.02	1,666.67	(261.35)	6,635.34	5,000.01	(1,635.33)	20,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07840 Sewer Maint. - Waste Water	2,541.79	2,916.67	374.88	7,338.92	8,750.01	1,411.09	35,000.00
07850 Telephone	300.64	308.33	7.69	897.10	924.99	27.89	3,700.00
08005 Reserves Capital Fund	19,750.00	19,750.00	0.00	59,250.00	59,250.00	0.00	237,000.00
<b>Total</b>	<b>67,512.68</b>	<b>71,061.99</b>	<b>3,549.31</b>	<b>212,384.16</b>	<b>212,211.97</b>	<b>(172.19)</b>	<b>844,712.00</b>
<b>Net Income</b>	<b>3,351.21</b>	<b>(711.99)</b>	<b>4,063.20</b>	<b>118.55</b>	<b>(1,161.97)</b>	<b>1,280.52</b>	<b>(512.00)</b>

# Greenbriar of Citrus Hills

Run Date: 04/03/2023

Run Time: 10:07 AM

## GENERAL LEDGER DETAIL

As of: Start: 03/01/2023 | End: 03/31/2023

Account					Balance Forward	Debits	Credits	Ending Balance
01040 Petty Cash					\$200.00	\$159.65	\$159.65	\$200.00
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>		
3/7/2023	GL 172696 - Journal Entry		Easy Wheels quart bar & chain oil	Easy Wheels quart bar & chain oil	\$0.00	\$159.65		
3/8/2023	AP 172697 - Enter Bill		Petty - Petty Cash	reimburse petty cash	\$159.65	\$0.00		
01042 Alliance Ckg #8423					\$161,909.16	\$81,627.56	\$69,378.20	\$174,158.52
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>		
3/1/2023	AP 170153 - Print Check	1756	VSC - VILLAGES SERVICES INC.	March management	\$0.00	\$2,832.96		
3/1/2023	AP 170153 - Print Check	1757	VANS - VANS LAWN MAINTENANCE INC	March shrub bed maintenance	\$0.00	\$1,800.00		
3/1/2023	AP 170153 - Print Check	1758	VANS - VANS LAWN MAINTENANCE INC	March lawn maintenance	\$0.00	\$2,865.00		
3/1/2023	AP 170153 - Print Check	1755	wpro - Waste Pro - Citrus County	March trash service	\$0.00	\$1,064.98		
3/1/2023	AR 171224 - Cash Receipts - Lockbox	34975706			\$4,990.00	\$0.00		
3/2/2023	AR 171505 - Cash Receipts - Manual	1038			\$13,727.02	\$0.00		
3/2/2023	AR 171572 - Cash Receipts - Lockbox	35108709			\$2,144.00	\$0.00		
3/3/2023	AR 172267 - Cash Receipts - Lockbox	35155062			\$1,040.00	\$0.00		
3/6/2023	AR 172495 - Cash Receipts - Lockbox	35212169			\$1,675.00	\$0.00		
3/7/2023	AP 172504 - Print Check	1764	VSC - VILLAGES SERVICES INC.	Stanley's Christmas gift	\$0.00	\$206.95		
3/7/2023	AP 172504 - Print Check	1761	HARMON - DOUGLAS HARMON	waste water plant operator February	\$0.00	\$1,500.00		
3/7/2023	AP 172504 - Print Check	1765	HARMON - DOUGLAS HARMON	water plant operator	\$0.00	\$190.00		
3/7/2023	AP 172504 - Print Check	1763	ACLEAR - A-CLEAR WATER POOL SER. INC*	March pool service	\$0.00	\$780.00		
3/7/2023	AP 172504 - Print Check	1762	Zenith - Zenith Insurance Company	workers comp bal from 2022 audit	\$0.00	\$185.00		
3/7/2023	AR 172678 - Cash Receipts - Lockbox	35295686			\$1,675.00	\$0.00		
3/8/2023	AR 172675 - Cash Receipts - Manual	0054839886			\$22,209.95	\$0.00		
3/8/2023	AP 172700 - Print Check	1766	EASY - EASY WHEELS	chain saw purchase	\$0.00	\$140.92		
3/8/2023	AP 172700 - Print Check	1767	FPC - FLORIDA PEST CONTROL & CHEMICA	rodent control February	\$0.00	\$213.00		
3/8/2023	AP 172700 - Print Check	1768	Petty - Petty Cash	reimburse petty cash	\$0.00	\$159.65		
3/9/2023	AP 170159 - Hand Written Check	ach	DUKE - DUKE ENERGY	lift by tower	\$0.00	\$29.51		
3/9/2023	AP 170160 - Hand Written Check	ach	DUKE - DUKE ENERGY	lift	\$0.00	\$17.69		
3/9/2023	AP 170161 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 1	\$0.00	\$30.59		
3/9/2023	AP 170162 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 2	\$0.00	\$30.51		
3/9/2023	AP 170163 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 3	\$0.00	\$30.59		
3/9/2023	AP 170164 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 4	\$0.00	\$30.50		

Account				Balance Forward	Debits	Credits	Ending Balance
3/9/2023	AP 170165 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 5	\$0.00	\$30.50	
3/9/2023	AP 170166 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 6	\$0.00	\$30.54	
3/9/2023	AP 170167 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 7	\$0.00	\$30.53	
3/9/2023	AP 170168 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 8	\$0.00	\$30.58	
3/9/2023	AP 170169 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 9	\$0.00	\$30.44	
3/9/2023	AP 170170 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 10	\$0.00	\$30.78	
3/9/2023	AP 170171 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 11	\$0.00	\$30.50	
3/9/2023	AP 170172 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 12	\$0.00	\$30.54	
3/9/2023	AP 170173 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 13	\$0.00	\$30.58	
3/9/2023	AP 170174 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 14	\$0.00	\$30.64	
3/9/2023	AP 170175 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 15	\$0.00	\$30.69	
3/9/2023	AP 170176 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 16	\$0.00	\$30.48	
3/9/2023	AP 170177 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 17	\$0.00	\$30.47	
3/9/2023	AP 170178 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 18	\$0.00	\$32.83	
3/9/2023	AP 170179 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 19	\$0.00	\$30.38	
3/9/2023	AP 170180 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 20	\$0.00	\$30.56	
3/9/2023	AP 170181 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 21	\$0.00	\$30.60	
3/9/2023	GL 172615 - Journal Entry		Payroll Matt Wheeler 2/23/23	Payroll Matt Wheeler 2/23/23	\$0.00	\$479.98	
3/9/2023	GL 172616 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$0.00	\$1,250.13	
3/9/2023	AR 173309 - Cash Receipts - Lockbox	35327230			\$935.00	\$0.00	
3/10/2023	AP 172218 - Hand Written Check	ach	people - Peoples Premium Finance	insurance payment	\$0.00	\$21,455.06	
3/10/2023	AP 173321 - Print Check	1769	AMER - AMERICAN PIPE & TANK INC	pumpout 3.3.23	\$0.00	\$3,344.00	
3/10/2023	AP 173321 - Print Check	1770	BCOVEL - B. COVELL AUTOMA & DESIGN LLC	auto dialer for WW plant March	\$0.00	\$125.00	
3/10/2023	AR 173360 - Cash Receipts - Manual	1849			\$2,083.09	\$0.00	
3/13/2023	AP 170250 - Hand Written Check	ach	DUKE - DUKE ENERGY	pool electric	\$0.00	\$922.70	
3/13/2023	AP 170251 - Hand Written Check	ach	DUKE - DUKE ENERGY	well electric	\$0.00	\$361.49	
3/14/2023	AP 173725 - Print Check	1771	Donald B Leavens	Owner Refund	\$0.00	\$1,734.00	
3/14/2023	AP 173754 - Print Check	1772	GAUD - GAUDETTE ELECTRIC INC	R/R Transfer switch	\$0.00	\$1,040.00	
3/14/2023	AR 179592 - Backout Payment	35327228			\$0.00	\$300.00	
3/14/2023	GL 179596 - Misc Bank Transaction			NSF fee return deposit 1703A	\$0.00	\$10.00	
3/15/2023	AR 173843 - Cash Receipts - Manual	2331			\$2,985.03	\$0.00	
3/15/2023	AP 179595 - Hand Written Check	ach	USTREA - U.S. TREASURY	February 941 tax payment	\$0.00	\$819.58	
3/16/2023	AP 171024 - Hand Written Check	ach	DUKE - DUKE ENERGY	Lift	\$0.00	\$685.12	
3/16/2023	GL 173708 - Journal		REserve funding	Reserve funding	\$0.00	\$19,750.00	

Account				Balance Forward	Debits	Credits	Ending Balance
3/17/2023	AR 174833 - Cash Receipts - Lockbox	35416269			\$335.00	\$0.00	
3/20/2023	AR 175004 - Cash Receipts - Manual	0000005249			\$9,035.00	\$0.00	
3/20/2023	AR 175053 - Cash Receipts - Lockbox	35429404			\$674.96	\$0.00	
3/21/2023	AP 173635 - Hand Written Check	ach	CENTUR - CENTURY LINK*	phone/internet	\$0.00	\$184.99	
3/21/2023	AP 175060 - Print Check	1773	DWheeler - James David Wheeler	packing tape, fasteners	\$0.00	\$84.20	
3/22/2023	AP 176274 - Print Check	1774	newroot - New Roots Construction & Roofing	Bldg 13 repair fascia	\$0.00	\$300.00	
3/23/2023	GL 175063 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$0.00	\$993.17	
3/23/2023	GL 175065 - Journal Entry		Payroll James Wheeler 1/9/23-1/22/23	Payroll James Wheeler 1/9/23-1/22/23	\$0.00	\$424.95	
3/23/2023	GL 175067 - Journal Entry		Payroll Matt Wheeler 2/9/23	Payroll Matt Wheeler 2/9/23	\$0.00	\$433.97	
3/24/2023	AR 176949 - Cash Receipts - Manual	2105			\$10,365.88	\$0.00	
3/24/2023	AP 177010 - Print Check	1777	PUTCH - MICHAEL PUTCH LLC	March roto till ponds	\$0.00	\$450.00	
3/27/2023	AP 177079 - Print Check	1778	verizon - Verizon	credit balance towards invoice	\$11.55	\$0.00	
3/27/2023	AP 177079 - Print Check	1778	verizon - Verizon	phone service	\$0.00	\$54.04	
3/27/2023	AR 177205 - Cash Receipts - Lockbox	35475170			\$970.00	\$0.00	
3/28/2023	AP 173320 - Hand Written Check	ach	LOWE'S - LOWE'S	Maintenance supplies	\$0.00	\$1,333.33	
3/28/2023	AR 177452 - Cash Receipts - Lockbox	35519297			\$670.00	\$0.00	
3/29/2023	AR 177441 - Cash Receipts - Manual	2251			\$5,427.35	\$0.00	
3/31/2023	AP 179421 - Print Check	1780	FPC - FLORIDA PEST CONTROL & CHEMICA	Rodent control March	\$0.00	\$213.00	
3/31/2023	AR 179535 - Cash Receipts - Lockbox	35568369			\$670.00	\$0.00	
3/31/2023	GL 179591 - Journal Entry		Operating Interest	RJE14	\$3.73	\$0.00	
<b>01043 Alliance MM #7294</b>				<b>\$99,078.05</b>	<b>\$21.03</b>	<b>\$0.00</b>	<b>\$99,099.08</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
3/31/2023	GL 179591 - Journal Entry		Operating Interest	RJE14	\$21.03	\$0.00	
<b>01046 Alliance Petty Cash x8651</b>				<b>\$151.98</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$151.98</b>
<b>01074 Capital City Rese #5247</b>				<b>\$383,792.42</b>	<b>\$19,750.00</b>	<b>\$76,080.82</b>	<b>\$327,461.60</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	
3/6/2023	GL 177188 - Journal Entry		Loan Payment	RJELOAN	\$0.00	\$10,366.54	
3/7/2023	AP 172609 - Print Check	18	WILLIE - WILMER BERNABE SAGASTUME	Bldg 2 painting	\$0.00	\$16,428.57	
3/16/2023	GL 173708 - Journal Entry		Reserve funding	Reserve funding	\$19,750.00	\$0.00	
3/16/2023	AP 174621 - Print Check	19	WILLIE - WILMER BERNABE SAGASTUME	Building 1 painting	\$0.00	\$16,428.57	
3/24/2023	AP 176960 - Print Check	20	WILLIE - WILMER BERNABE SAGASTUME	Painting building 3	\$0.00	\$16,428.57	
3/24/2023	AP 176963 - Print Check	21	WILLIE - WILMER BERNABE SAGASTUME	painting building 4	\$0.00	\$16,428.57	
<b>01105 Assessment Receivable</b>				<b>\$34,420.26</b>	<b>\$70,859.13</b>	<b>\$70,233.55</b>	<b>\$35,045.84</b>
<b>Date</b>	<b>Source - Entry Type</b>	<b>Check#</b>	<b>Description / Vendor</b>	<b>Reference</b>	<b>Debits</b>	<b>Credits</b>	



Account				Balance Forward	Debits	Credits	Ending Balance
3/1/2023	AR 171071 - Apply Charges				\$70,350.00	\$0.00	
3/1/2023	AR 171072 - Apply PrePays				\$0.00	\$26,251.72	
3/1/2023	AR 171224 - Cash Receipts - Lockbox	34975706			\$0.00	\$4,525.40	
3/2/2023	AR 171505 - Cash Receipts - Manual	1038			\$0.00	\$12,600.05	
3/2/2023	AR 171572 - Cash Receipts - Lockbox	35108709			\$0.00	\$1,606.94	
3/3/2023	AR 172267 - Cash Receipts - Lockbox	35185655			\$0.00	\$705.00	
3/6/2023	AR 172495 - Cash Receipts - Lockbox	35212169			\$0.00	\$1,005.00	
3/7/2023	AR 172678 - Cash Receipts - Lockbox	35295687			\$0.00	\$1,005.00	
3/8/2023	AR 172675 - Cash Receipts - Manual	0054839886			\$0.00	\$15,390.79	
3/9/2023	AR 173309 - Cash Receipts - Lockbox	35327230			\$0.00	\$635.00	
3/10/2023	AR 173312 - Apply PrePays				\$0.00	\$370.80	
3/10/2023	AR 173360 - Cash Receipts - Manual	1849			\$0.00	\$1,700.53	
3/14/2023	AR 179593 - Apply NSF	35327228			\$20.00	\$0.00	
3/15/2023	AR 173843 - Cash Receipts - Manual	2331			\$0.00	\$1,113.82	
3/15/2023	AR 173867 - Adjustment				\$0.00	\$25.00	
3/15/2023	AR 173892 - Apply Interest				\$489.13	\$0.00	
3/20/2023	AR 175004 - Cash Receipts - Manual	0000005249			\$0.00	\$2,106.27	
3/20/2023	AR 175053 - Cash Receipts - Lockbox	35429404			\$0.00	\$339.96	
3/24/2023	AR 176949 - Cash Receipts - Manual	125			\$0.00	\$374.96	
3/29/2023	AR 177441 - Cash Receipts - Manual	1104			\$0.00	\$442.31	
3/31/2023	AR 179535 - Cash Receipts - Lockbox	35559258			\$0.00	\$35.00	
01106	Allowance for Bad Debt			(\$16,283.95)	\$0.00	\$1,258.51	(\$17,542.46)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 179597 - Journal Entry		bad debt allowance	RJE2	\$0.00	\$1,258.51	
01108	Accounts Receivable-GBriar Two			\$3,960.92	\$3,609.53	\$3,960.92	\$3,609.53
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/24/2023	AR 176949 - Cash Receipts - Manual	1421			\$0.00	\$3,960.92	
3/31/2023	AR 179433 - Adjustment				\$3,609.53	\$0.00	
01300	Deposit Duke Energy			\$370.00	\$0.00	\$0.00	\$370.00
01350	Prepaid Insurance 10/11			\$169,614.72	\$0.00	\$22,281.78	\$147,332.94
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 179589 - Journal Entry		Monthly insurance exp	JE5	\$0.00	\$22,281.78	
01365	Prepaid Pest			\$6,246.00	\$0.00	\$1,561.50	\$4,684.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 179590 - Journal Entry		Pest Control	13	\$0.00	\$1,561.50	

Greenbriar of Citrus Hills  
 As of: Start: 03/01/2023 | End: 03/31/2023

Account				Balance Forward	Debits	Credits	Ending Balance
01370 Prepaid Expenses				\$11.55	\$0.00	\$11.55	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/27/2023	AP 177078 - Credit Memo		verizon - Verizon	credit balance towards invoice	\$0.00	\$11.55	
02010 Accounts Payable				\$0.00	\$85,008.53	\$85,008.53	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AP 170143 - Enter Bill		VANS - VANS LAWN MAINTENANCE INC	March lawn maintenance	\$0.00	\$2,865.00	
3/1/2023	AP 170144 - Enter Bills - Separate Check		VANS - VANS LAWN MAINTENANCE INC	March shrub bed maintenance	\$0.00	\$1,800.00	
3/1/2023	AP 170145 - Enter Bills - Separate Check		VSC - VILLAGES SERVICES INC.	March management	\$0.00	\$2,832.96	
3/1/2023	AP 170146 - Enter Bills - Separate Check		wpro - Waste Pro - Citrus County	March trash service	\$0.00	\$1,064.98	
3/1/2023	AP 170153 - Print Check	1756	VSC - VILLAGES SERVICES INC.	March management	\$2,832.96	\$0.00	
3/1/2023	AP 170153 - Print Check	1757	VANS - VANS LAWN MAINTENANCE INC	March shrub bed maintenance	\$1,800.00	\$0.00	
3/1/2023	AP 170153 - Print Check	1758	VANS - VANS LAWN MAINTENANCE INC	March lawn maintenance	\$2,865.00	\$0.00	
3/1/2023	AP 170153 - Print Check	1755	wpro - Waste Pro - Citrus County	March trash service	\$1,064.98	\$0.00	
3/7/2023	AP 172499 - Enter Bills - Separate Check		HARMON - DOUGLAS HARMON	water plant operator	\$0.00	\$190.00	
3/7/2023	AP 172500 - Enter Bills - Separate Check		VSC - VILLAGES SERVICES INC.	Stanley's Christmas gift	\$0.00	\$206.95	
3/7/2023	AP 172501 - Enter Bills - Separate Check		ACLEAR - A-CLEAR WATER POOL SER. INC*	March pool service	\$0.00	\$780.00	
3/7/2023	AP 172502 - Enter Bills - Separate Check		Zenith - Zenith Insurance Company	workers comp bal from 2022 audit	\$0.00	\$185.00	
3/7/2023	AP 172503 - Enter Bills - Separate Check		HARMON - DOUGLAS HARMON	waste water plant operator February	\$0.00	\$1,500.00	
3/7/2023	AP 172504 - Print Check	1764	VSC - VILLAGES SERVICES INC.	Stanley's Christmas gift	\$206.95	\$0.00	
3/7/2023	AP 172504 - Print Check	1761	HARMON - DOUGLAS HARMON	waste water plant operator February	\$1,500.00	\$0.00	
3/7/2023	AP 172504 - Print Check	1765	HARMON - DOUGLAS HARMON	water plant operator	\$190.00	\$0.00	
3/7/2023	AP 172504 - Print Check	1763	ACLEAR - A-CLEAR WATER POOL SER. INC*	March pool service	\$780.00	\$0.00	
3/7/2023	AP 172504 - Print Check	1762	Zenith - Zenith Insurance Company	workers comp bal from 2022 audit	\$185.00	\$0.00	
3/7/2023	AP 172608 - Enter Bill		WILLIE - WILMER BERNABE SAGASTUME	Bldg 2 painting	\$0.00	\$16,428.57	
3/7/2023	AP 172609 - Print Check	18	WILLIE - WILMER BERNABE SAGASTUME	Bldg 2 painting	\$16,428.57	\$0.00	
3/8/2023	AP 172697 - Enter Bill		Petty - Petty Cash	reimburse petty cash	\$0.00	\$159.65	
3/8/2023	AP 172698 - Enter Bill		FPC - FLORIDA PEST CONTROL & CHEMICA	rodent control February	\$0.00	\$213.00	
3/8/2023	AP 172699 - Enter Bill		EASY - EASY WHEELS	chain saw purchase	\$0.00	\$140.92	
3/8/2023	AP 172700 - Print Check	1766	EASY - EASY WHEELS	chain saw purchase	\$140.92	\$0.00	
3/8/2023	AP 172700 - Print Check	1767	FPC - FLORIDA PEST CONTROL & CHEMICA	rodent control February	\$213.00	\$0.00	

Account			Balance Forward	Debits	Credits	Ending Balance		
3/8/2023	AP 172700 - Print Check	1768	Petty - Petty Cash	reimburse petty cash	\$159.65	\$0.00		
3/10/2023	AP 173318 - Enter Bill		BCOVEL - B. COVELL AUTOMA & DESIGN LLC	auto dialer for WW plant March	\$0.00	\$125.00		
3/10/2023	AP 173319 - Enter Bill		AMER - AMERICAN PIPE & TANK INC	pumpout 3.3.23	\$0.00	\$3,344.00		
3/10/2023	AP 173321 - Print Check	1769	AMER - AMERICAN PIPE & TANK INC	pumpout 3.3.23	\$3,344.00	\$0.00		
3/10/2023	AP 173321 - Print Check	1770	BCOVEL - B. COVELL AUTOMA & DESIGN LLC	auto dialer for WW plant March	\$125.00	\$0.00		
3/14/2023	AP 173723 - Enter Bill		Donald B Leavens	Owner Refund	\$0.00	\$1,734.00		
3/14/2023	AP 173725 - Print Check	1771	Donald B Leavens	Owner Refund	\$1,734.00	\$0.00		
3/14/2023	AP 173753 - Enter Bill		GAUD - GAUDETTE ELECTRIC INC	R/R Transfer switch	\$0.00	\$1,040.00		
3/14/2023	AP 173754 - Print Check	1772	GAUD - GAUDETTE ELECTRIC INC	R/R Transfer switch	\$1,040.00	\$0.00		
3/16/2023	AP 174620 - Enter Bill		WILLIE - WILMER BERNABE SAGASTUME	Building 1 painting	\$0.00	\$16,428.57		
3/16/2023	AP 174621 - Print Check	19	WILLIE - WILMER BERNABE SAGASTUME	Building 1 painting	\$16,428.57	\$0.00		
3/21/2023	AP 175056 - Enter Bill		DWheeler - James David Wheeler	case of water	\$0.00	\$8.67		
3/21/2023	AP 175057 - Enter Bill		DWheeler - James David Wheeler	bath tissue	\$0.00	\$17.35		
3/21/2023	AP 175058 - Enter Bill		DWheeler - James David Wheeler	equipment fuel	\$0.00	\$45.68		
3/21/2023	AP 175059 - Enter Bill		DWheeler - James David Wheeler	packing tape, fasteners	\$0.00	\$12.50		
3/21/2023	AP 175060 - Print Check	1773	DWheeler - James David Wheeler	packing tape, fasteners	\$84.20	\$0.00		
3/22/2023	AP 176271 - Enter Bill		newroot - New Roots Construction & Roofing	Bldg 13 repair fascia	\$0.00	\$300.00		
3/22/2023	AP 176274 - Print Check	1774	newroot - New Roots Construction & Roofing	Bldg 13 repair fascia	\$300.00	\$0.00		
3/24/2023	AP 176958 - Enter Bill		WILLIE - WILMER BERNABE SAGASTUME	Painting building 3	\$0.00	\$16,428.57		
3/24/2023	AP 176959 - Enter Bill		WILLIE - WILMER BERNABE SAGASTUME	painting building 4	\$0.00	\$16,428.57		
3/24/2023	AP 176960 - Print Check	20	WILLIE - WILMER BERNABE SAGASTUME	Painting building 3	\$16,428.57	\$0.00		
3/24/2023	AP 176963 - Print Check	21	WILLIE - WILMER BERNABE SAGASTUME	painting building 4	\$16,428.57	\$0.00		
3/24/2023	AP 177009 - Enter Bill		PUTCH - MICHAEL PUTCH LLC	March roto till ponds	\$0.00	\$450.00		
3/24/2023	AP 177010 - Print Check	1777	PUTCH - MICHAEL PUTCH LLC	March roto till ponds	\$450.00	\$0.00		
3/27/2023	AP 177077 - Enter Bill		verizon - Verizon	phone service	\$0.00	\$54.04		
3/27/2023	AP 177078 - Credit Memo		verizon - Verizon	credit balance towards invoice	\$11.55	\$0.00		
3/27/2023	AP 177079 - Print Check	1778	verizon - Verizon	credit balance towards invoice	\$0.00	\$11.55		
3/27/2023	AP 177079 - Print Check	1778	verizon - Verizon	phone service	\$54.04	\$0.00		
3/31/2023	AP 179420 - Enter Bill		FPC - FLORIDA PEST CONTROL & CHEMICA	Rodent control March	\$0.00	\$213.00		
3/31/2023	AP 179421 - Print Check	1780	FPC - FLORIDA PEST CONTROL & CHEMICA	Rodent control March	\$213.00	\$0.00		
02020 Prepaid Assessments					(\$49,484.41)	\$30,440.52	\$35,824.33	(\$54,868.22)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
3/1/2023	AR 171072 - Apply PrePays				\$26,251.72	\$0.00		
3/1/2023	AR 171224 - Cash Receipts - Lockbox	34975708			\$0.00	\$464.60		

Account			Balance Forward	Debits	Credits	Ending Balance	
3/2/2023	AR 171505 - Cash Receipts - Manual	1038		\$0.00	\$1,126.97		
3/2/2023	AR 171572 - Cash Receipts - Lockbox	35108709		\$0.00	\$537.06		
3/3/2023	AR 172267 - Cash Receipts - Lockbox	35155062		\$0.00	\$335.00		
3/6/2023	AR 172495 - Cash Receipts - Lockbox	35271657		\$0.00	\$670.00		
3/7/2023	AR 172678 - Cash Receipts - Lockbox	35295686		\$0.00	\$670.00		
3/8/2023	AR 172675 - Cash Receipts - Manual	3286		\$0.00	\$6,819.16		
3/9/2023	AR 173309 - Cash Receipts - Lockbox	35327228		\$0.00	\$300.00		
3/10/2023	AR 173312 - Apply PrePays			\$370.80	\$0.00		
3/10/2023	AR 173360 - Cash Receipts - Manual	1849		\$0.00	\$382.56		
3/14/2023	AR 173722 - Adjustment			\$1,734.00	\$1,734.00		
3/14/2023	AP 173723 - Enter Bill		Donald B Leavens	Owner Refund	\$1,734.00	\$0.00	
3/14/2023	AR 179592 - Backout Payment	35327228		\$300.00	\$0.00		
3/15/2023	AR 173843 - Cash Receipts - Manual	9156		\$0.00	\$1,871.21		
3/15/2023	AR 173867 - Adjustment			\$50.00	\$25.00		
3/17/2023	AR 174833 - Cash Receipts - Lockbox	35416269		\$0.00	\$335.00		
3/20/2023	AR 175004 - Cash Receipts - Manual	0000005249		\$0.00	\$6,928.73		
3/20/2023	AR 175053 - Cash Receipts - Lockbox	35432836		\$0.00	\$335.00		
3/24/2023	AR 176949 - Cash Receipts - Manual	2105		\$0.00	\$6,030.00		
3/27/2023	AR 177205 - Cash Receipts - Lockbox	35475170		\$0.00	\$970.00		
3/28/2023	AR 177452 - Cash Receipts - Lockbox	35519297		\$0.00	\$670.00		
3/29/2023	AR 177441 - Cash Receipts - Manual	2251		\$0.00	\$4,985.04		
3/31/2023	AR 179535 - Cash Receipts - Lockbox	35568369		\$0.00	\$635.00		
02025 Payroll Tax Liability				(\$819.58)	\$819.58	\$970.86	(\$970.86)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/9/2023	GL 172615 - Journal Entry		Payroll Matt Wheeler	Payroll M Wheeler	\$0.00	\$120.04	
3/9/2023	GL 172616 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$0.00	\$380.50	
3/15/2023	AP 179595 - Hand Written Check	ach	USTREA - U.S. TREASURY	February 941 tax payment	\$819.58	\$0.00	
3/23/2023	GL 175063 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$0.00	\$293.66	
3/23/2023	GL 175065 - Journal Entry		Payroll James Wheeler	Payroll James Wheeler	\$0.00	\$70.10	
3/23/2023	GL 175067 - Journal Entry		Payroll Matt Wheeler	Payroll M Wheeler	\$0.00	\$106.56	
02035 Capital City Bk Roof Loan				(\$392,406.04)	\$7,428.53	\$0.00	(\$384,977.51)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/6/2023	GL 177188 - Journal Entry		Loan Payment Principal	RJELOAN	\$7,428.53	\$0.00	
02036 Capital City Loan x0136				(\$325,000.00)	\$0.00	\$0.00	(\$325,000.00)

Account				Balance Forward	Debits	Credits	Ending Balance
02040 Insurance Finance Loan Property				(\$128,800.36)	\$21,455.06	\$0.00	(\$107,345.30)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/10/2023	AP 172218 - Hand Written Check	ach	people - Peoples Premium Finance	insurance payment	\$21,455.06	\$0.00	
03005 Reserves - Capital Funds				\$323,173.69	\$0.00	\$19,750.00	\$303,423.69
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/16/2023	GL 173708 - Journal Entry		Reserve Funding	RJE16	\$0.00	\$19,750.00	
03006 Reserve Distributions				\$10,439.93	\$68,652.29	\$0.00	\$79,092.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/6/2023	GL 177188 - Journal Entry		Loan Payment Interest	RJELOAN	\$2,938.01	\$0.00	
3/7/2023	AP 172608 - Enter Bill		WILLIE - WILMER BERNABE SAGASTUME	Bldg 2 painting	\$16,428.57	\$0.00	
3/16/2023	AP 174620 - Enter Bill		WILLIE - WILMER BERNABE SAGASTUME	Building 1 painting	\$16,428.57	\$0.00	
3/24/2023	AP 176958 - Enter Bill		WILLIE - WILMER BERNABE SAGASTUME	Painting building 3	\$16,428.57	\$0.00	
3/24/2023	AP 176959 - Enter Bill		WILLIE - WILMER BERNABE SAGASTUME	painting building 4	\$16,428.57	\$0.00	
03510 Prior Years Earnings				(\$283,807.00)	\$0.00	\$0.00	(\$283,807.00)
04010 Assessment Income				(\$140,700.00)	\$0.00	\$70,350.00	(\$211,050.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AR 171071 - Apply Charges				\$0.00	\$70,350.00	
04065 Interest on Delq Balance				(\$891.53)	\$0.00	\$489.13	(\$1,380.66)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/15/2023	AR 173892 - Apply Interest				\$0.00	\$489.13	
04180 Interest on Operating Acct				(\$47.29)	\$0.00	\$24.76	(\$72.05)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 179591 - Journal Entry		Operating Interest	RJE14	\$0.00	\$24.76	
06010 Management Fees				\$5,542.70	\$2,771.35	\$0.00	\$8,314.05
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AP 170145 - Enter Bills - Separate Check		VSC - VILLAGES SERVICES INC.	March management	\$2,771.35	\$0.00	
06020 Accounting Fees / Tax Prep				\$650.00	\$0.00	\$0.00	\$650.00
06030 Website Maintenance				\$157.83	\$0.00	\$0.00	\$157.83
06040 Legal Fees				\$1,017.50	\$0.00	\$0.00	\$1,017.50
06080 Bank Charges				(\$32.50)	\$18.75	\$20.00	(\$33.75)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/9/2023	GL 172615 - Journal Entry		QB dir dep fee	QB dir dep fee	\$1.75	\$0.00	
3/9/2023	GL 172616 - Journal Entry		QB direct deposit fee	QB direct deposit fee	\$1.75	\$0.00	
3/14/2023	AR 179593 - Apply NSF	35327228			\$0.00	\$20.00	
3/14/2023	GL 179596 - Misc Bank Transaction			NSF fee return deposit 1703A	\$10.00	\$0.00	
3/23/2023	GL 175063 - Journal Entry		QB direct deposit fee	QB direct deposit fee	\$1.75	\$0.00	
3/23/2023	GL 175065 - Journal Entry		QB Dir deposit fee	QB dir deposit fee	\$1.75	\$0.00	
3/23/2023	GL 175067 - Journal		QB dir dep fee	QB dir dep fee	\$1.75	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
Entry							
06100 Insurance General Liability				\$44,563.56	\$22,281.78	\$0.00	\$66,845.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 179589 - Journal Entry		Monthly insurance exp	JE5	\$22,281.78	\$0.00	
06150 Insurance Workmans Comp.				\$0.00	\$185.00	\$0.00	\$185.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/7/2023	AP 172502 - Enter Bills - Separate Check		Zenith - Zenith Insurance Company	workers comp bal from 2022 audit	\$185.00	\$0.00	
06160 Employee Salaries				\$7,104.01	\$4,221.38	\$0.00	\$11,325.39
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/9/2023	GL 172615 - Journal Entry		Payroll Matt Wheeler	Payroll M Wheeler	\$555.75	\$0.00	
3/9/2023	GL 172616 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$1,513.13	\$0.00	
3/23/2023	GL 175063 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$1,193.75	\$0.00	
3/23/2023	GL 175065 - Journal Entry		Payroll James Wheeler	Payroll James Wheeler	\$458.25	\$0.00	
3/23/2023	GL 175067 - Journal Entry		Payroll Matt Wheeler	Payroll M Wheeler	\$500.50	\$0.00	
06165 Employee Payroll Tax Exp				\$567.63	\$322.93	\$0.00	\$890.56
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/9/2023	GL 172615 - Journal Entry		Payroll Matt Wheeler	Payroll M Wheeler	\$42.52	\$0.00	
3/9/2023	GL 172616 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$115.75	\$0.00	
3/23/2023	GL 175063 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$91.33	\$0.00	
3/23/2023	GL 175065 - Journal Entry		Payroll James Wheeler	Payroll James Wheeler	\$35.05	\$0.00	
3/23/2023	GL 175067 - Journal Entry		Payroll Matt Wheeler	Payroll M Wheeler	\$38.28	\$0.00	
06170 Office Supplies / Postage				\$441.66	\$215.62	\$0.00	\$657.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/7/2023	AP 172500 - Enter Bills - Separate Check		VSC - VILLAGES SERVICES INC.	Stanley's Christmas gift	\$206.95	\$0.00	
3/21/2023	AP 175056 - Enter Bill		DWheeler - James David Wheeler	case of water	\$8.67	\$0.00	
06260 Bad Debt				\$2,472.44	\$1,258.51	\$0.00	\$3,730.95
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 179597 - Journal Entry		bad debt allowance	RJE2	\$1,258.51	\$0.00	
06290 Miscellaneous				\$619.20	\$0.00	\$0.00	\$619.20
06510 Grounds Maintenance				\$9,330.00	\$4,665.00	\$0.00	\$13,995.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AP 170143 - Enter Bill		VANS - VANS LAWN MAINTENANCE INC	March lawn maintenance	\$2,865.00	\$0.00	
3/1/2023	AP 170144 - Enter Bills - Separate Check		VANS - VANS LAWN MAINTENANCE INC	March shrub bed maintenance	\$1,800.00	\$0.00	
06511 Ground Maint Pest Control				\$3,123.00	\$1,561.50	\$0.00	\$4,684.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/31/2023	GL 179590 - Journal Entry		Pest Control	13	\$1,561.50	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
06515 Mulch / Sod / Plants				\$0.00	\$417.43	\$0.00	\$417.43
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/28/2023	AP 173320 - Hand Written Check	ach	LOWE'S - LOWE'S	Maintenance supplies	\$417.43	\$0.00	
06600 Extermination				\$213.00	\$426.00	\$0.00	\$639.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/8/2023	AP 172698 - Enter Bill		FPC - FLORIDA PEST CONTROL & CHEMICA	rodent control February	\$213.00	\$0.00	
3/31/2023	AP 179420 - Enter Bill		FPC - FLORIDA PEST CONTROL & CHEMICA	Rodent control March	\$213.00	\$0.00	
06610 Irrigation Repairs / Maint				\$2,406.94	\$0.00	\$0.00	\$2,406.94
06615 Equipment Maintenance				\$1,933.17	\$929.05	\$0.00	\$2,862.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/7/2023	GL 172696 - Journal Entry		Easy Wheels quart bar & chain oil	Easy Wheels quart bar & chain oil	\$159.65	\$0.00	
3/8/2023	AP 172699 - Enter Bill		EASY - EASY WHEELS	chain saw purchase	\$140.92	\$0.00	
3/21/2023	AP 175058 - Enter Bill		DWheeler - James David Wheeler	equipment fuel	\$45.68	\$0.00	
3/28/2023	AP 173320 - Hand Written Check	ach	LOWE'S - LOWE'S	Maintenance supplies	\$582.80	\$0.00	
06650 Water Well Maint / Water Plant				\$2,143.00	\$190.00	\$0.00	\$2,333.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/7/2023	AP 172499 - Enter Bills - Separate Check		HARMON - DOUGLAS HARMON	water plant operator	\$190.00	\$0.00	
06910 Repairs				\$6,930.46	\$1,702.95	\$0.00	\$8,633.41
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/14/2023	AP 173753 - Enter Bill		GAUD - GAUDETTE ELECTRIC INC	R/R Transfer switch	\$1,040.00	\$0.00	
3/21/2023	AP 175057 - Enter Bill		DWheeler - James David Wheeler	bath tissue	\$17.35	\$0.00	
3/21/2023	AP 175059 - Enter Bill		DWheeler - James David Wheeler	packing tape, fasteners	\$12.50	\$0.00	
3/22/2023	AP 176271 - Enter Bill		newroot - New Roots Construction & Roofing	Bldg 13 repair fascia	\$300.00	\$0.00	
3/28/2023	AP 173320 - Hand Written Check	ach	LOWE'S - LOWE'S	Maintenance supplies	\$333.10	\$0.00	
07010 Pool Expenses				\$2,596.75	\$780.00	\$0.00	\$3,376.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/7/2023	AP 172501 - Enter Bills - Separate Check		ACLEAR - A-CLEAR WATER POOL SER. INC*	March pool service	\$780.00	\$0.00	
07820 Trash Removal				\$3,490.22	\$1,064.98	\$0.00	\$4,555.20
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AP 170146 - Enter Bills - Separate Check		wpro - Waste Pro - Citrus County	March trash service	\$1,064.98	\$0.00	
07830 Electricity				\$4,707.32	\$1,928.02	\$0.00	\$6,635.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/9/2023	AP 170161 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 1	\$30.59	\$0.00	
3/9/2023	AP 170162 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 2	\$30.51	\$0.00	
3/9/2023	AP 170163 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 3	\$30.59	\$0.00	
3/9/2023	AP 170164 - Hand	ach	DUKE - DUKE ENERGY	bldg 4	\$30.50	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
Written Check							
3/9/2023	AP 170165 - Hand	ach	DUKE - DUKE ENERGY	bldg 5	\$30.50	\$0.00	
Written Check							
3/9/2023	AP 170166 - Hand	ach	DUKE - DUKE ENERGY	bldg 6	\$30.54	\$0.00	
Written Check							
3/9/2023	AP 170167 - Hand	ach	DUKE - DUKE ENERGY	bldg 7	\$30.53	\$0.00	
Written Check							
3/9/2023	AP 170168 - Hand	ach	DUKE - DUKE ENERGY	bldg 8	\$30.58	\$0.00	
Written Check							
3/9/2023	AP 170169 - Hand	ach	DUKE - DUKE ENERGY	bldg 9	\$30.44	\$0.00	
Written Check							
3/9/2023	AP 170170 - Hand	ach	DUKE - DUKE ENERGY	bldg 10	\$30.78	\$0.00	
Written Check							
3/9/2023	AP 170171 - Hand	ach	DUKE - DUKE ENERGY	bldg 11	\$30.50	\$0.00	
Written Check							
3/9/2023	AP 170172 - Hand	ach	DUKE - DUKE ENERGY	bldg 12	\$30.54	\$0.00	
Written Check							
3/9/2023	AP 170173 - Hand	ach	DUKE - DUKE ENERGY	bldg 13	\$30.58	\$0.00	
Written Check							
3/9/2023	AP 170174 - Hand	ach	DUKE - DUKE ENERGY	bldg 14	\$30.64	\$0.00	
Written Check							
3/9/2023	AP 170175 - Hand	ach	DUKE - DUKE ENERGY	bldg 15	\$30.69	\$0.00	
Written Check							
3/9/2023	AP 170176 - Hand	ach	DUKE - DUKE ENERGY	bldg 16	\$30.48	\$0.00	
Written Check							
3/9/2023	AP 170177 - Hand	ach	DUKE - DUKE ENERGY	bldg 17	\$30.47	\$0.00	
Written Check							
3/9/2023	AP 170178 - Hand	ach	DUKE - DUKE ENERGY	bldg 18	\$32.83	\$0.00	
Written Check							
3/9/2023	AP 170179 - Hand	ach	DUKE - DUKE ENERGY	bldg 19	\$30.38	\$0.00	
Written Check							
3/9/2023	AP 170180 - Hand	ach	DUKE - DUKE ENERGY	bldg 20	\$30.56	\$0.00	
Written Check							
3/9/2023	AP 170181 - Hand	ach	DUKE - DUKE ENERGY	bldg 21	\$30.60	\$0.00	
Written Check							
3/13/2023	AP 170250 - Hand	ach	DUKE - DUKE ENERGY	pool electric	\$922.70	\$0.00	
Written Check							
3/13/2023	AP 170251 - Hand	ach	DUKE - DUKE ENERGY	well electric	\$361.49	\$0.00	
Written Check							
<b>07840 Sewer Maint. - Waste Water</b>				<b>\$4,797.13</b>	<b>\$6,151.32</b>	<b>\$3,609.53</b>	<b>\$7,338.92</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/7/2023	AP 172503 - Enter		HARMON - DOUGLAS HARMON	waste water	\$1,500.00	\$0.00	
				plant operator			
				February			
3/9/2023	AP 170159 - Hand	ach	DUKE - DUKE ENERGY	lift by tower	\$29.51	\$0.00	
				lift	\$17.69	\$0.00	
3/10/2023	AP 173318 - Enter		BCOVEL - B. COVELL AUTOMA & DESIGN LLC	auto dialer for	\$125.00	\$0.00	
				WW plant March			
3/10/2023	AP 173319 - Enter		AMER - AMERICAN PIPE & TANK INC	pumpout 3.3.23	\$3,344.00	\$0.00	
3/16/2023	AP 171024 - Hand	ach	DUKE - DUKE ENERGY	Lift	\$685.12	\$0.00	
3/24/2023	AP 177009 - Enter		PUTCH - MICHAEL PUTCH LLC	March roto till	\$450.00	\$0.00	
				ponds	\$0.00	\$3,609.53	
3/31/2023	AR 179433 -						
<b>07850 Telephone</b>				<b>\$596.46</b>	<b>\$300.64</b>	<b>\$0.00</b>	<b>\$897.10</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/1/2023	AP 170145 - Enter		VSC - VILLAGES SERVICES INC.	March	\$61.61	\$0.00	
				management			
3/21/2023	AP 173635 - Hand	ach	CENTUR - CENTURY LINK*	phone/internet	\$184.99	\$0.00	



Account				Balance Forward	Debits	Credits	Ending Balance
3/27/2023	Written Check AP 177077 - Enter Bill		verizon - Verizon	phone service	\$54.04	\$0.00	
08005 Reserves Capital Fund				\$39,500.00	\$19,750.00	\$0.00	\$59,250.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
3/16/2023	GL 173708 - Journal Entry		Reserve Funding	RJE16	\$19,750.00	\$0.00	
<b>Total:</b>				<b>\$0.00</b>	<b>\$460,973.62</b>	<b>\$460,973.62</b>	<b>\$0.00</b>

# Greenbriar of Citrus Hills

Run Date: 04/03/2023  
Run Time: 10:07 AM

## AGED OWNER BALANCE

As of: 03/31/2023

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
0202B	202B	Roger & Linda Kyle 401 E Hartford St 2B	Pymts	\$344.79	\$331.24	\$0.00	\$0.00	\$676.03
0207A	207A	Charlotte E Carney 401 E Hartford St 7A		\$315.10	\$0.00	\$0.00	\$0.00	\$315.10
0302A	302A	Russell Peach, trustee 333 E Hartford St 2A	Atty	\$473.96	\$469.01	\$464.05	\$9,842.88	\$11,249.90
0504A	504A	Saundra Skiesgelas 261 E Hartford St 4A		\$2.74	\$0.00	\$0.00	\$0.00	\$2.74
0602B	602B	Laura Nash 219 E Hartford St 2B		\$341.07	\$74.96	\$0.00	\$0.00	\$416.03
0702A	702A	Leah Hanscom 195 E Hartford St 2A		\$141.56	\$0.00	\$0.00	\$0.00	\$141.56
0806A	806A	John F Howard III 175 E Hartford St 6A		\$339.96	\$0.00	\$0.00	\$0.00	\$339.96
100	100	Greenbriar Two Condo Assn 2541 N Reston Terr 100		\$3,609.53	\$0.00	\$0.00	\$0.00	\$3,609.53
1001B	1001B	Robert R Rogers 95 E Hartford St 1B		\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
1101B	1101B	George Wolf 65 E Hartford St 1B		\$318.15	\$0.00	\$0.00	\$0.00	\$318.15
1106A	1106A	Alistair Cyril W Co & Glorice Enot Co 65 E Hartford St 6A	Alliance	\$371.65	\$366.69	\$361.73	\$1,532.60	\$2,632.67
1203A	1203A	Richard F McDonald 110 E Glassboro Court 3A		\$7.44	\$0.00	\$0.00	\$0.00	\$7.44
1301B	1301B	Matthew Konchan 156 E Glassboro Court 1B		\$339.96	\$0.00	\$0.00	\$0.00	\$339.96
1405A	1405A	Anthony Ruggiero 186 E Glassboro Court 5A		\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
1406A	1406A	Stephanie Rodney 186 E Glassboro Court 6A		\$307.50	\$0.00	\$0.00	\$0.00	\$307.50
1504A	1504A	Vernon W Stephan 210 E Glassboro Court 4A		\$64.58	\$0.00	\$0.00	\$0.00	\$64.58
1506A	1506A	Myrlande Abraham 210 E Glassboro Court 6A		\$105.00	\$0.00	\$0.00	\$0.00	\$105.00
1701B	1701B	Kristin Neumann Lavere 270 E Glassboro Court 1B		\$105.00	\$0.00	\$0.00	\$0.00	\$105.00
1702B	1702B	Josvany Moreno 270 E Glassboro Court 2B	Alliance	\$415.59	\$410.64	\$405.68	\$4,925.75	\$6,157.66
1703A	1703A	Richard L. Baglole 270 E Glassboro Court 3A		\$20.00	\$0.00	\$0.00	\$0.00	\$20.00
1901B	1901B	John Edward Maybin 340 E Glassboro Court 1B		\$339.96	\$0.00	\$0.00	\$0.00	\$339.96
2001B	2001B	AnnMarie Anzalone Briercheck 370 E Glassboro Court 1B		\$186.70	\$0.00	\$0.00	\$0.00	\$186.70
2105B	2105B	Russell Peach, Trustee 400 E Glassboro Court 5B	Atty	\$473.96	\$469.01	\$464.05	\$9,842.88	\$11,249.90
<b>Community Total</b>				<b>\$8,694.20</b>	<b>\$2,121.55</b>	<b>\$1,695.51</b>	<b>\$26,144.11</b>	<b>\$38,655.37</b>

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
02 - NSF Charges	01105	\$20.00	\$0.00	\$0.00	\$0.00	\$20.00
03 - Collections	01105	\$0.00	\$0.00	\$0.00	\$42.00	\$42.00
04 - Interest	01105	\$444.39	\$380.18	\$355.51	\$3,136.54	\$4,316.62
05 - Attorney Fees	01105	\$0.00	\$0.00	\$0.00	\$275.00	\$275.00
A1 - ASSESSMENT	01105	\$4,620.28	\$1,741.37	\$1,340.00	\$22,690.57	\$30,392.22
17 - Sewer Billing	01108	\$3,609.53	\$0.00	\$0.00	\$0.00	\$3,609.53
<b>Grand Total:</b>		<b>\$8,694.20</b>	<b>\$2,121.55</b>	<b>\$1,695.51</b>	<b>\$26,144.11</b>	<b>\$38,655.37</b>

Account#	Account Description	Delinquency Amount
01105	Assessment Receivable	\$35,045.84
01108	Accounts Receivable-GBriar Two	\$3,609.53
Total:		\$38,655.37

Total Number of Homes: 23

# Greenbriar of Citrus Hills

Run Date: 04/03/2023  
Run Time: 10:07 AM

## PREPAID OWNERS

As of: 03/31/2023

Owner	Address	Account #	Lot #		Prepaid Balance
James A Vahey	385 E Hartford St 1B	0101B	101B	PP - General	\$335.03
				<b>Total</b>	<b>\$335.03</b>
Bonnie J Strait	385 E Hartford St 2A	0102A	102A	PP - General	\$0.39
				<b>Total</b>	<b>\$0.39</b>
David J Pollini	385 E Hartford St 2B	0102B	102B	PP - General	\$3,015.00
				<b>Total</b>	<b>\$3,015.00</b>
William A Falkenstein	385 E Hartford St 4A	0104A	104A	PP - General	\$337.51
				<b>Total</b>	<b>\$337.51</b>
Harry Talmon	385 E Hartford St 5A	0105A	105A	PP - General	\$5.96
				<b>Total</b>	<b>\$5.96</b>
Scott Michael Lindemeyer	385 E Hartford St 6A	0106A	106A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Marvin L Weinstein	385 E Hartford St 7A	0107A	107A	PP - General	\$273.98
				<b>Total</b>	<b>\$273.98</b>
Granite Springs Investments LLC	401 E Hartford St 4A	0204A	204A	PP - General	\$0.06
				<b>Total</b>	<b>\$0.06</b>
Winsome N Arana	401 E Hartford St 8A	0208A	208A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Nancy L Heard	333 E Hartford St 1A	0301A	301A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
William Bailey	333 E Hartford St 3A	0303A	303A	PP - General	\$1,005.00
				<b>Total</b>	<b>\$1,005.00</b>
Dan B. Roenigk	333 E Hartford St 3B	0303B	303B	PP - General	\$1,675.00
				<b>Total</b>	<b>\$1,675.00</b>
Lisa Elizabeth Moore	333 E Hartford St 4A	0304A	304A	PP - General	\$3,015.00
				<b>Total</b>	<b>\$3,015.00</b>
Judith W Modica,trustee	333 E Hartford St 4B	0304B	304B	PP - General	\$282.50
				<b>Total</b>	<b>\$282.50</b>
Donna Nettis	303 E Hartford St 1A	0401A	401A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Claudia Williams	303 E Hartford St 2B	0402B	402B	PP - General	\$51.33
				<b>Total</b>	<b>\$51.33</b>
Robert & Barbara Kirschner	303 E Hartford St 3A	0403A	403A	PP - General	\$608.23
				<b>Total</b>	<b>\$608.23</b>
Joseph A & Elaine M Ling	303 E Hartford St 4A	0404A	404A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Beverly Hills Houses	303 E Hartford St 5A	0405A	405A	PP - General	\$232.00
				<b>Total</b>	<b>\$232.00</b>
Kenneth R Wagner	303 E Hartford St 8A	0408A	408A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Martin C Hambel, Trustee	261 E Hartford St 1A	0501A	501A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Stephen J Archbold	261 E Hartford St 2B	0502B	502B	PP - General	\$0.13
				<b>Total</b>	<b>\$0.13</b>
Terry L Billington	261 E Hartford St 3A	0503A	503A	PP - General	\$0.60
				<b>Total</b>	<b>\$0.60</b>
Amanda Marie Foster	261 E Hartford St 4B	0504B	504B	PP - General	\$566.00
				<b>Total</b>	<b>\$566.00</b>
John D & Suzanne S Stephenson	261 E Hartford St 6B	0506B	506B	PP - General	\$633.88
				<b>Total</b>	<b>\$633.88</b>
Sarah F Green	219 E Hartford St 2A	0602A	602A	PP - General	\$13.98
				<b>Total</b>	<b>\$13.98</b>
John Stephenson	219 E Hartford St 4A	0604A	604A	PP - General	\$266.00
				<b>Total</b>	<b>\$266.00</b>

Owner	Address	Account #	Lot #		Prepaid Balance
Thomas Pado	219 E Hartford St 5A	0605A	605A	PP - General	\$11.97
				<b>Total</b>	<b>\$11.97</b>
Thomas M McKenna	219 E Hartford St 6A	0606A	606A	PP - General	\$22.00
				<b>Total</b>	<b>\$22.00</b>
Darrick H Buettner	195 E Hartford St 1B	0701B	701B	PP - General	\$1,005.00
				<b>Total</b>	<b>\$1,005.00</b>
Harvey Gerber	195 E Hartford St 2B	0702B	702B	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Randall A Toth	195 E Hartford St 3A	0703A	703A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Judith A Hartness	175 E Hartford St 2A	0802A	802A	PP - General	\$4.50
				<b>Total</b>	<b>\$4.50</b>
Beverly Hills Houses	175 E Hartford St 3A	0803A	803A	PP - General	\$232.00
				<b>Total</b>	<b>\$232.00</b>
Thomas E Carey	115 E Hartford St 1A	0901A	901A	PP - General	\$7.98
				<b>Total</b>	<b>\$7.98</b>
Stanley B Shyner	115 E Hartford St 1B	0901B	901B	PP - General	\$335.10
				<b>Total</b>	<b>\$335.10</b>
Albert J Olio	115 E Hartford St 4A	0904A	904A	PP - General	\$266.00
				<b>Total</b>	<b>\$266.00</b>
Rita Flannery	115 E Hartford St 6A	0906A	906A	PP - General	\$154.32
				<b>Total</b>	<b>\$154.32</b>
Daniel Fellner	115 E Hartford St 7A	0907A	907A	PP - General	\$330.04
				<b>Total</b>	<b>\$330.04</b>
Ellen Mullaney	95 E Hartford St 1A	1001A	1001A	PP - General	\$31.34
				<b>Total</b>	<b>\$31.34</b>
Citrus Mav LLC	95 E Hartford St 2A	1002A	1002A	PP - General	\$5.12
				<b>Total</b>	<b>\$5.12</b>
JAKA Property Holdings, LLC	95 E Hartford St 5A	1005A	1005A	PP - General	\$3,015.00
				<b>Total</b>	<b>\$3,015.00</b>
Joseph Savitski	95 E Hartford St 6A	1006A	1006A	PP - General	\$330.00
				<b>Total</b>	<b>\$330.00</b>
David E Cook	95 E Hartford St 7A	1007A	1007A	PP - General	\$507.50
				<b>Total</b>	<b>\$507.50</b>
Michael Bick	95 E Hartford St 10A	1010A	1010A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Rita Bosse	65 E Hartford St 1A	1101A	1101A	PP - General	\$1,274.99
				<b>Total</b>	<b>\$1,274.99</b>
Clifford B Stoneking	65 E Hartford St 2B	1102B	1102B	PP - General	\$3,015.00
				<b>Total</b>	<b>\$3,015.00</b>
Richard M Debruno	65 E Hartford St 3A	1103A	1103A	PP - General	\$8.49
				<b>Total</b>	<b>\$8.49</b>
Florida Limited Liab Comp	110 E Glassboro Court 2A	1202A	1202A	PP - General	\$563.62
				<b>Total</b>	<b>\$563.62</b>
Rebecca B Johnson	110 E Glassboro Court 4A	1204A	1204A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Edgar H Traver Jr	110 E Glassboro Court 5A	1205A	1205A	PP - General	\$602.92
				<b>Total</b>	<b>\$602.92</b>
Andrew & Shirley Martire	110 E Glassboro Court 6A	1206A	1206A	PP - General	\$0.60
				<b>Total</b>	<b>\$0.60</b>
Shannon Boyer	110 E Glassboro Court 7A	1207A	1207A	PP - General	\$6.96
				<b>Total</b>	<b>\$6.96</b>
Richard W Lambert , ttee	110 E Glassboro Court 8A	1208A	1208A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
James V Palmer	156 E Glassboro Court 2B	1302B	1302B	PP - General	\$345.65
				<b>Total</b>	<b>\$345.65</b>
Janelle Bernaky	156 E Glassboro Court 6A	1306A	1306A	PP - General	\$567.00
				<b>Total</b>	<b>\$567.00</b>
Jessica Lee Schlessler	156 E Glassboro Court 7A	1307A	1307A	PP - General	\$300.00

Owner	Address	Account #	Lot #		Prepaid Balance
				<b>Total</b>	<b>\$300.00</b>
Everett L McPhillips	186 E Glassboro Court 1A	1401A	1401A	PP - General	\$42.77
				<b>Total</b>	<b>\$42.77</b>
Spark Real Estate LLC	186 E Glassboro Court 1B	1401B	1401B	PP - General	\$626.35
				<b>Total</b>	<b>\$626.35</b>
Tarpon Property Management LLC	186 E Glassboro Court 2A	1402A	1402A	PP - General	\$197.00
				<b>Total</b>	<b>\$197.00</b>
David G Bender	186 E Glassboro Court 2B	1402B	1402B	PP - General	\$5.65
				<b>Total</b>	<b>\$5.65</b>
Mitchell A Cook	186 E Glassboro Court 3A	1403A	1403A	PP - General	\$197.00
				<b>Total</b>	<b>\$197.00</b>
John J & Nancy L McCoy	186 E Glassboro Court 3B	1403B	1403B	PP - General	\$1,005.00
				<b>Total</b>	<b>\$1,005.00</b>
Sharon Blakeman	210 E Glassboro Court 2A	1502A	1502A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Robert D Mihlbachler	210 E Glassboro Court 3A	1503A	1503A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Howard T Hill	210 E Glassboro Court 3B	1503B	1503B	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Patrick & Marcia Smith	210 E Glassboro Court 4B	1504B	1504B	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Daniel D Wyles	210 E Glassboro Court 5A	1505A	1505A	PP - General	\$0.11
				<b>Total</b>	<b>\$0.11</b>
Catherine H Eckstein	240 E Glassboro Court 1B	1601B	1601B	PP - General	\$269.05
				<b>Total</b>	<b>\$269.05</b>
Edward J Pernu	240 E Glassboro Court 2A	1602A	1602A	PP - General	\$20.00
				<b>Total</b>	<b>\$20.00</b>
Diane Najdul	240 E Glassboro Court 2B	1602B	1602B	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Kenneth Hoss	240 E Glassboro Court 3A	1603A	1603A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Paul & Margaret Crowley ttee	240 E Glassboro Court 4B	1604B	1604B	PP - General	\$495.17
				<b>Total</b>	<b>\$495.17</b>
Judith G Lapatka	240 E Glassboro Court 5B	1605B	1605B	PP - General	\$670.00
				<b>Total</b>	<b>\$670.00</b>
Michael J/Katherine F Murphy t	270 E Glassboro Court 1A	1701A	1701A	PP - General	\$370.00
				<b>Total</b>	<b>\$370.00</b>
Aquaview , LLC	270 E Glassboro Court 2A	1702A	1702A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Richard L. Baglole	270 E Glassboro Court 3A	1703A	1703A	PP - General	\$300.00
				<b>Total</b>	<b>\$300.00</b>
Charles E Campbell	270 E Glassboro Court 3B	1703B	1703B	PP - General	\$3,018.00
				<b>Total</b>	<b>\$3,018.00</b>
Barry Craig Webber	270 E Glassboro Court 4A	1704A	1704A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Jean E Dalton	270 E Glassboro Court 5A	1705A	1705A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Rae Keaney	300 E Glassboro Court 1A	1801A	1801A	PP - General	\$35.00
				<b>Total</b>	<b>\$35.00</b>
Aquaview , LLC	300 E Glassboro Court 2A	1802A	1802A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Palmira N Simmons	300 E Glassboro Court 2B	1802B	1802B	PP - General	\$1,240.03
				<b>Total</b>	<b>\$1,240.03</b>
Dawn Duffy	300 E Glassboro Court 3B	1803B	1803B	PP - General	\$196.00
				<b>Total</b>	<b>\$196.00</b>
John Heggie	300 E Glassboro Court 4B	1804B	1804B	PP - General	\$1.00
				<b>Total</b>	<b>\$1.00</b>
Beverly Hills Houses, Inc	300 E Glassboro Court 5A	1805A	1805A	PP - General	\$567.00
				<b>Total</b>	<b>\$567.00</b>

Owner	Address	Account #	Lot #		Prepaid Balance
Robert D Flynn	300 E Glassboro Court 6A	1806A	1806A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Mary L Mayhew	340 E Glassboro Court 2B	1902B	1902B	PP - General	\$310.55
				<b>Total</b>	<b>\$310.55</b>
Walter T Janus	340 E Glassboro Court 3B	1903B	1903B	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Daniel Ford Successor Trustee	340 E Glassboro Court 4A	1904A	1904A	PP - General	\$994.88
				<b>Total</b>	<b>\$994.88</b>
Kathleen A Jaillet	340 E Glassboro Court 4B	1904B	1904B	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Diego F Salgado	340 E Glassboro Court 5A	1905A	1905A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Joseph O McCarthy	340 E Glassboro Court 6A	1906A	1906A	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Steven P Sachewicz	370 E Glassboro Court 2A	2002A	2002A	PP - General	\$301.00
				<b>Total</b>	<b>\$301.00</b>
Melinda K McCullough	370 E Glassboro Court 2B	2002B	2002B	PP - General	\$335.00
				<b>Total</b>	<b>\$335.00</b>
Judith B Stockwell , Trustee	370 E Glassboro Court 3A	2003A	2003A	PP - General	\$1,005.00
				<b>Total</b>	<b>\$1,005.00</b>
Donna Speed	370 E Glassboro Court 3B	2003B	2003B	PP - General	\$3,015.00
				<b>Total</b>	<b>\$3,015.00</b>
Michael E. Askew	370 E Glassboro Court 4A	2004A	2004A	PP - General	\$3,015.00
				<b>Total</b>	<b>\$3,015.00</b>
Vito J Damore	370 E Glassboro Court 5A	2005A	2005A	PP - General	\$2,056.02
				<b>Total</b>	<b>\$2,056.02</b>
Matthew Romania	370 E Glassboro Court 6A	2006A	2006A	PP - General	\$4.76
				<b>Total</b>	<b>\$4.76</b>
Harvey Gerber	400 E Glassboro Court 3B	2103B	2103B	PP - General	\$4.20
				<b>Total</b>	<b>\$4.20</b>
Colby Elizabeth George	400 E Glassboro Court 4A	2104A	2104A	PP - General	\$266.00
				<b>Total</b>	<b>\$266.00</b>
				PP - General	\$54,868.22
				<b>Total</b>	<b>\$54,868.22</b>

**Greenbriar of Citrus Hills**  
**BANK RECONCILIATION**  
Statement Date: 3/31/2023

Run Date: 04/03/2023  
Run Time: 09:49 AM

Reconciliation Summary: AAB - Alliance Association Bank		GL Account: 01042 - Alliance Ckg #8423	
Bank Statement Balance	\$175,248.21	Account Balance	\$174,158.52
GL Account Balance	\$174,158.52	+ Uncleared Payments	\$1,101.24
Difference	\$1,089.69	- Uncleared Deposits	\$11.55
		Reconciling Balance	\$175,248.21
		- Statement Balance	\$175,248.21
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
1780	3/31/2023	AP 179421	FPC - FLORIDA PEST CONTROL & C...	0.00	213.00
1778	3/27/2023	AP 177079	verizon - Verizon	11.55	54.04
1777	3/24/2023	AP 177010	PUTCH - MICHAEL PUTCH LLC	0.00	450.00
1774	3/22/2023	AP 176274	newroot - New Roots Constructi...	0.00	300.00
1773	3/21/2023	AP 175060	DWheeler - James David Wheeler	0.00	84.20
<b>Totals</b>				<b>\$11.55</b>	<b>\$1,101.24</b>





# Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.  
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

GREENBRIAR OF CITRUS HILLS OWNERS  
C/O VILLAGES SERVICES COOPERATIVE INC  
OPERATING  
2541 N RESTON TER  
HERNANDO FL 34442-5110

Last statement: February 28, 2023  
This statement: March 31, 2023  
Total days in statement period: 31

Page 1 of 4  
XXXXXX8423  
( 0)

Direct inquiries to:  
888-734-4567

Alliance Association Bank  
3033 W Ray Road, Ste 200  
Chandler AZ 85226

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**THANK YOU FOR BANKING WITH US!**

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## AAB Community Checking

Account number	XXXXXX8423	Beginning balance	\$168,687.67
Low balance	\$160,870.22	Total additions	81,616.01
Average balance	\$178,806.47	Total subtractions	75,055.47
Avg collected balance	\$175,377	Ending balance	\$175,248.21

### CHECKS

Number	Date	Amount	Number	Date	Amount
1738	03-09	213.00	1762	03-23	185.00
1748 *	03-06	100.70	1763	03-27	780.00
1750 *	03-02	403.61	1764	03-21	206.95
1751	03-02	1,518.70	1765	03-22	190.00
1753 *	03-24	450.00	1766	03-23	140.92
1754	03-16	1,001.24	1767	03-27	213.00
1755	03-14	1,064.98	1768	03-24	159.65
1756	03-09	2,832.96	1769	03-23	3,344.00
1757	03-09	1,800.00	1770	03-21	125.00
1758	03-09	2,865.00	1771	03-22	1,734.00
1759	03-14	1,094.00	1772	03-27	1,040.00
1760	03-09	841.32			
1761	03-22	1,500.00			

\* Skip in check sequence

### DEBITS

Date	Description	Subtractions
03-01	ACH Debit LOWES BRC PAYMENT 230301	1,155.94

GREENBRIAR OF CITRUS HILLS OWNERS  
 March 31, 2023

Page 2 of 4  
 XXXXXX8423

Date	Description	Subtractions
03-08	' ACH Debit INTUIT PAYROLL S QUICKBOOKS 230308 592501605	1,730.11
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	17.69
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	29.51
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.38
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.44
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.47
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.48
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.50
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.50
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.50
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.51
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.53
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.54
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.54
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.56
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.58
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.58
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.59
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.59
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.60
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.64
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.69
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	30.78

GREENBRIAR OF CITRUS HILLS OWNERS  
 March 31, 2023

Date	Description	Subtractions
03-10	' ACH Debit DUKEENERGY BILL PAY 230310	32.83
03-13	' ACH Debit Premium Finance Payments 230313 1104-461830	21,455.06
03-14	Miscellaneous Debit EPAY 35327228	300.00
03-14	' Service Charge EPAY RETURN FEE	10.00
03-15	' ACH Debit DUKEENERGY BILL PAY 230315	361.49
03-15	' ACH Debit IRS USATAXPYMT 230315 225347402052027	819.58
03-15	' ACH Debit DUKEENERGY BILL PAY 230315	922.70
03-16	' ACH Debit GB CITRUS HILLS RES FUNDS 230316	19,750.00
03-17	' ACH Debit DUKEENERGY BILL PAY 230317	685.12
03-22	' ACH Debit LumenCenturyLink SPEEDPAY 230322	184.99
03-22	' ACH Debit INTUIT PAYROLL S QUICKBOOKS 230322 592501605	1,852.09
03-29	' ACH Debit LOWES BRC PAYMENT 230329	1,333.33

CREDITS

Date	Description	Additions
03-01	' Lockbox Deposit	4,990.00
03-02	' Lockbox Deposit	2,144.00
03-03	' Remote Deposit	13,727.02
03-03	' Lockbox Deposit	1,040.00
03-06	' Lockbox Deposit	1,675.00
03-07	' Lockbox Deposit	1,675.00
03-08	' Remote Deposit	22,209.95
03-09	' Lockbox Deposit	935.00
03-10	' Remote Deposit	2,083.09
03-15	' Remote Deposit	2,985.03
03-17	' Lockbox Deposit	335.00
03-20	' Lockbox Deposit	674.96
03-21	' Remote Deposit	9,035.00
03-24	' Remote Deposit	10,365.88
03-27	' Lockbox Deposit	970.00
03-28	' Lockbox Deposit	670.00

Date	Description	Additions
03-29	' Remote Deposit	5,427.35
03-31	' Lockbox Deposit	670.00
03-31	' Interest Credit	3.73

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-28	168,687.67	03-10	205,014.36	03-22	164,787.15
03-01	172,521.73	03-13	183,559.30	03-23	161,117.23
03-02	172,743.42	03-14	181,090.32	03-24	170,873.46
03-03	187,510.44	03-15	181,971.58	03-27	169,810.46
03-06	189,084.74	03-16	161,220.34	03-28	170,480.46
03-07	190,759.74	03-17	160,870.22	03-29	174,574.48
03-08	211,239.58	03-20	161,545.18	03-31	175,248.21
03-09	203,622.30	03-21	170,248.23		

INTEREST INFORMATION

Annual percentage yield earned	0.03%
Interest-bearing days	31
Average balance for APY	\$175,377.38
Interest earned	\$3.73

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

*Thank you for banking with Alliance Association Bank*



# Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.  
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

GREENBRIAR OF CITRUS HILLS OWNERS  
C/O VILLAGES SERVICES COOPERATIVE INC  
OPERATING MONEY MARKET  
2541 N RESTON TER  
HERNANDO FL 34442-5110

Last statement: February 28, 2023  
This statement: March 31, 2023  
Total days in statement period: 31

Page 1 of 2  
XXXXXX7294  
( 0)

Direct inquiries to:  
888-734-4567

Alliance Association Bank  
3033 W Ray Road, Ste 200  
Chandler AZ 85226

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**THANK YOU FOR BANKING WITH US!**

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## AAB Association MMA

Account number	XXXXXX7294	Beginning balance	\$99,078.05
Low balance	\$99,078.05	Total additions	21.03
Average balance	\$99,078.05	Total subtractions	0.00
Avg collected balance	\$99,078	Ending balance	\$99,099.08
Interest paid year to date	\$61.06		

### CREDITS

Date	Description	Additions
03-31	Interest Credit	21.03

### DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-28	99,078.05	03-31	99,099.08		

### INTEREST INFORMATION

Annual percentage yield earned	0.25%
Interest-bearing days	31
Average balance for APY	\$99,078.05
Interest earned	\$21.03

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

*Thank you for banking with Alliance Association Bank*



# Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.  
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

GREENBRIAR OF CITRUS HILLS OWNERS  
C/O VILLAGES SERVICES COOPERATIVE INC  
PETTY CASH  
2541 N RESTON TER  
HERNANDO FL 34442-5110

Last statement: February 28, 2023  
This statement: March 31, 2023  
Total days in statement period: 31

Page 1  
XXXXXX4856  
( 0)

Direct inquiries to:  
888-734-4567

Alliance Association Bank  
3033 W Ray Road, Ste 200  
Chandler AZ 85226

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**THANK YOU FOR BANKING WITH US!**

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## AAB Community Checking

Account number	XXXXXX4856	Beginning balance	\$0.00
Low balance	\$0.00	Total additions	.00
Average balance	\$0.00	Total subtractions	.00
Avg collected balance	\$0	Ending balance	\$0.00

### INTEREST INFORMATION

Annual percentage yield earned	0.00%
Interest-bearing days	31
Average balance for APY	\$0.00
Interest earned	\$0.00

**\*\* No activity this statement period \*\***

### OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

*Thank you for banking with Alliance Association Bank*



# Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.  
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237  
Return Service Requested

GREENBRIAR OF CITRUS HILLS OWNERS  
C/O VILLAGES SERVICES COOPERATIVE INC  
PETTY CASH  
2541 N RESTON TER  
HERNANDO FL 34442-5110

Last statement: February 28, 2023  
This statement: March 31, 2023  
Total days in statement period: 31

Page 1  
XXXXXX8651  
( 0)

Direct inquiries to:  
888-734-4567

Alliance Association Bank  
3033 W Ray Road, Ste 200  
Chandler AZ 85226

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**THANK YOU FOR BANKING WITH US!**

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## AAB Community Checking

Account number	XXXXXX8651	Beginning balance	\$151.98
Low balance	\$151.98	Total additions	.00
Average balance	\$151.98	Total subtractions	.00
Avg collected balance	\$151	Ending balance	\$151.98

### INTEREST INFORMATION

Annual percentage yield earned	0.00%
Interest-bearing days	31
Average balance for APY	\$151.98
Interest earned	\$0.00

**\*\* No activity this statement period \*\***

### OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

*Thank you for banking with Alliance Association Bank*



**Greenbriar of Citrus Hills**  
**BANK RECONCILIATION**  
Statement Date: 3/31/2023

Run Date: 04/03/2023  
Run Time: 09:42 AM

Reconciliation Summary: 11 - Capital City Bank		GL Account: 01074 - Capital City Rese #5247	
Bank Statement Balance	\$360,318.74	Account Balance	\$327,461.60
GL Account Balance	\$327,461.60	+ Uncleared Payments	\$32,857.14
Difference	\$32,857.14	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$360,318.74
		- Statement Balance	\$360,318.74
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
20	3/24/2023	AP 176960 WILLIE - WILMER BERNABE SAGASTUME	Uncleared	0.00	16,428.57
21	3/24/2023	AP 176963 WILLIE - WILMER BERNABE SAGASTUME	Uncleared	0.00	16,428.57
<b>Totals</b>				<b>\$0.00</b>	<b>\$32,857.14</b>



# e | statement

Capital City Bank OnLine

Say hello to a better way to fund your education expenses, home improvements, dream vacations and more with a Home Equity Line of Credit from Capital City Bank. Apply today or learn more at [ccbg.com/equity](http://ccbg.com/equity). \*Equal Housing Lender

GREENBRIAR OF CITRUS HILLS OWNERS  
ASSOCIATION INC  
2541 N RESTON TER  
HERNANDO FL 34442-5110

Date 3/31/23  
Primary Account

Page 1  
XXXXXXX5247

## CHECKING ACCOUNT

EVERYDAY CHECKING FOR BUSINESS	Images	2
Account Number XXXXXX5247	Statement Dates 3/01/23 thru 4/02/23	
Previous Balance 383,792.42	Days in this Statement Period	33
1 Deposits/Credits 19,750.00	Avg Ledger Balance	374,518.37
4 Checks/Debits 43,223.68	Avg Collected Balance	374,518.37
Service Charges .00		
Interest Paid .00		
Ending Balance 360,318.74		

## DEPOSITS AND OTHER CREDITS

Date	Description	Amount
3/16	GB CITRUS HILLS RES FUNDS CCD	19,750.00

## OTHER DEBITS

Date	Description	Amount
3/07	AFT TRSFR TO LOAN ACCT NO. XXXXXXX1624	8,786.69-
3/15	AFT TRSFR TO LOAN ACCT NO. XXXXXXX0136	1,579.85-



**Capital City  
Bank**

# e | statement

Capital City Bank OnLine

GREENBRIAR OF CITRUS HILLS OWNERS  
ASSOCIATION INC  
2541 N RESTON TER  
HERNANDO FL 34442-5110

Date 3/31/23  
Primary Account

Page 2  
XXXXXXX5247

EVERYDAY CHECKING FOR BUSINESS

XXXXXXX5247 (Continued)

### CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
3/17	18	16,428.57	3/27	19	16,428.57
* Denotes missing check numbers					

### DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
3/01	383,792.42	3/15	373,425.88	3/17	376,747.31
3/07	375,005.73	3/16	393,175.88	3/27	360,318.74

-----END OF STATEMENT-----

Greenbriar of Citrus Hills  
2541 N Reston Terrace  
Hernando FL 34442

Capital City Bank 18

Date: 3/7/2023

Pay Exactly: \*\* \$16,428.57 \*\*

\*\* SIXTEEN THOUSAND FOUR HUNDRED TWENTY EIGHT DOLLARS AND 57/100 CENTS \*\*

Pay To The Order of: WILMER BERNABE SAGASTUME  
696 W Buttonbush Dr  
Beverly Hills FL 34465

Authorized Signature: *[Signature]*

00000100010052478

Check 18 Date: 03/17 Amount: \$16,428.57

Greenbriar of Citrus Hills  
2541 N Reston Terrace  
Hernando FL 34442

Capital City Bank 19

Date: 3/16/2023

Pay Exactly: \*\* \$16,428.57 \*\*

\*\* SIXTEEN THOUSAND FOUR HUNDRED TWENTY EIGHT DOLLARS AND 57/100 CENTS \*\*

Pay To The Order of: WILMER BERNABE SAGASTUME  
696 W Buttonbush Dr  
Beverly Hills FL 34465

Authorized Signature: *[Signature]*

00000100010052478

Check 19 Date: 03/27 Amount: \$16,428.57