

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

FINANCIAL STATEMENTS AND

BUDGET COMPARISON

APRIL 30, 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 April 30, 2023, and the related statement of revenue and expenses vs budget for the one month and 4 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

May 5, 2023

Greenbriar of Citrus Hills

Run Date: 05/05/2023

Run Time: 08:17 AM

FUND BALANCE SHEET

As of: 04/30/2023

Assets

Account	Operating	Reserves	Total
01040 Petty Cash	\$157.28		\$157.28
01042 Alliance Ckg #8423	\$185,769.84		\$185,769.84
01043 Alliance MM #7294	\$99,119.45		\$99,119.45
01046 Alliance Petty Cash x8651	\$151.98		\$151.98
01074 Capital City Rese #5247		\$287,390.06	\$287,390.06
01105 Assessment Receivable	\$34,625.31		\$34,625.31
01106 Allowance for Bad Debt	(\$18,815.85)		(\$18,815.85)
01108 Accounts Receivable-GBriar Two	\$4,111.97		\$4,111.97
01300 Deposit Duke Energy	\$370.00		\$370.00
01350 Prepaid Insurance 10/11	\$125,051.16		\$125,051.16
01365 Prepaid Pest	\$3,123.00		\$3,123.00
Total Assets	\$433,664.14	\$287,390.06	\$721,054.20

Liabilities

Account	Operating	Reserves	Total
02020 Prepaid Assessments	\$60,601.00		\$60,601.00
02025 Payroll Tax Liability	\$886.12		\$886.12
02035 Capital City Bk Roof Loan		\$377,666.03	\$377,666.03
02036 Capital City Loan x0136		\$325,000.00	\$325,000.00
02040 Insurance Finance Loan Property	\$85,890.24		\$85,890.24
Total Liabilities	\$147,377.36	\$702,666.03	\$850,043.39

Equity

Account	Operating	Reserves	Total
03005 Reserves - Capital Funds		(\$283,673.69)	(\$283,673.69)
03006 Reserve Distributions		(\$131,602.28)	(\$131,602.28)
03510 Prior Years Earnings	\$283,807.00		\$283,807.00
Current Year Net Income/(Loss)	\$2,479.78	\$0.00	\$2,479.78
Total Equity	\$286,286.78	(\$415,275.97)	(\$128,989.19)
Total Liabilities & Equity	\$433,664.14	\$287,390.06	\$721,054.20

Greenbriar of Citrus Hills

INCOME STATEMENT

Start: 04/01/2023 | End: 04/30/2023

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	281,400.00	281,400.00	0.00	844,200.00
04065 Interest on Delq Balance	453.14	0.00	453.14	1,833.80	0.00	1,833.80	0.00
04180 Interest on Operating Acct	24.30	0.00	24.30	96.35	0.00	96.35	0.00
Total	70,827.44	70,350.00	477.44	283,330.15	281,400.00	1,930.15	844,200.00

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	11,085.40	11,613.32	527.92	34,840.00
06020 Accounting Fees / Tax Prep	0.00	75.00	75.00	650.00	950.00	300.00	1,550.00
06030 Website Maintenance	0.00	83.33	83.33	157.83	333.32	175.49	1,000.00
06040 Legal Fees	0.00	666.67	666.67	1,017.50	2,666.68	1,649.18	8,000.00
06050 Annual Meeting Rental Fee	742.00	750.00	8.00	742.00	750.00	8.00	750.00
06080 Bank Charges	(3.00)	8.33	11.33	(36.75)	33.32	70.07	100.00
06100 Insurance General Liability	22,281.78	20,863.33	(1,418.45)	89,127.12	83,453.32	(5,673.80)	250,360.00
06150 Insurance Workmans Comp.	(1,594.00)	91.67	1,685.67	(1,409.00)	366.68	1,775.68	1,100.00
06160 Employee Salaries	3,556.20	5,000.00	1,443.80	14,881.59	20,000.00	5,118.41	60,000.00
06165 Employee Payroll Tax Exp	346.72	500.00	153.28	1,237.28	2,000.00	762.72	6,000.00
06170 Office Supplies / Postage	34.72	166.67	131.95	692.00	666.68	(25.32)	2,000.00
06220 Corporate Report/DBPR	0.00	0.00	0.00	0.00	62.00	62.00	62.00
06260 Bad Debt	1,273.39	600.00	(673.39)	5,004.34	2,400.00	(2,604.34)	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)	18,660.00	18,033.32	(626.68)	54,100.00
06511 Ground Maint Pest Control	1,561.50	1,583.33	21.83	6,246.00	6,333.32	87.32	19,000.00
06515 Mulch / Sod / Plants	48.08	500.00	451.92	465.51	2,000.00	1,534.49	6,000.00
06570 Tree Trimming / Removal	0.00	833.33	833.33	0.00	3,333.32	3,333.32	10,000.00
06580 Termites	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
06600 Extermination	213.00	216.67	3.67	852.00	866.68	14.68	2,600.00
06610 Irrigation Repairs / Maint	92.08	416.67	324.59	2,499.02	1,666.68	(832.34)	5,000.00
06615 Equipment Maintenance	293.54	250.00	(43.54)	3,155.76	1,000.00	(2,155.76)	3,000.00
06650 Water Well Maint / Water Plant	3,507.47	833.33	(2,674.14)	5,840.47	3,333.32	(2,507.15)	10,000.00
06700 Signage	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
06910 Repairs	1,061.68	2,500.00	1,438.32	9,695.09	10,000.00	304.91	30,000.00
06920 Contracted Maintenance	0.00	333.33	333.33	0.00	1,333.32	1,333.32	4,000.00
07010 Pool Expenses	925.00	1,166.67	241.67	4,301.75	4,666.68	364.93	14,000.00
07020 Pool License	0.00	0.00	0.00	0.00	0.00	0.00	250.00
07820 Trash Removal	779.51	1,175.00	395.49	5,334.71	4,700.00	(634.71)	14,100.00
07830 Electricity	1,822.92	1,666.67	(156.25)	8,458.26	6,666.68	(1,791.58)	20,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07840 Sewer Maint. - Waste Water	3,961.81	2,916.67	(1,045.14)	11,300.73	11,666.68	365.95	35,000.00
07850 Telephone	375.46	308.33	(67.13)	1,272.56	1,233.32	(39.24)	3,700.00
08005 Reserves Capital Fund	19,750.00	19,750.00	0.00	79,000.00	79,000.00	0.00	237,000.00
Total	68,466.21	70,999.99	2,533.78	280,850.37	282,461.96	1,611.59	844,712.00
Net Income	2,361.23	(649.99)	3,011.22	2,479.78	(1,061.96)	3,541.74	(512.00)

Greenbriar of Citrus Hills

Run Date: 05/05/2023

Run Time: 08:17 AM

GENERAL LEDGER DETAIL

As of: Start: 04/01/2023 | End: 04/30/2023

Account					Balance Forward	Debits	Credits	Ending Balance
01040 Petty Cash					\$200.00	\$0.00	\$42.72	\$157.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2023	GL 179945 - Journal Entry		printer ink purchased with petty cash	printer ink purchased with petty cash	\$0.00	\$34.72		
4/4/2023	GL 184643 - Journal Entry		petty cash 3 copies sewer gate key	petty cash for 3 copies sewer gate key	\$0.00	\$8.00		
01042 Alliance Ckg #8423					\$174,158.52	\$82,508.91	\$70,897.59	\$185,769.84
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2023	AP 176277 - Print Check	1775	VANS - VANS LAWN MAINTENANCE INC	April shrub bed maintenance	\$0.00	\$1,800.00		
4/1/2023	AP 176277 - Print Check	1776	VANS - VANS LAWN MAINTENANCE INC	April lawn maintenance	\$0.00	\$2,865.00		
4/1/2023	AP 177455 - Print Check	1779	wpro - Waste Pro - Citrus County	April trash service	\$0.00	\$749.40		
4/1/2023	AP 179428 - Print Check	1781	VSC - VILLAGES SERVICES INC.	April management	\$0.00	\$2,832.96		
4/1/2023	AP 179428 - Print Check	1782	HARMON - DOUGLAS HARMON	waste water operator March	\$0.00	\$1,500.00		
4/1/2023	AP 179428 - Print Check	1783	HARMON - DOUGLAS HARMON	waste water operator March	\$0.00	\$190.00		
4/3/2023	AR 179882 - Cash Receipts - Lockbox	35616987			\$8,005.00	\$0.00		
4/4/2023	AR 180139 - Cash Receipts - Manual	0000995078			\$29,168.00	\$0.00		
4/4/2023	AP 180169 - Print Check	1785	ACLEAR - A-CLEAR WATER POOL SER. INC*	April pool service	\$0.00	\$780.00		
4/4/2023	AP 180169 - Print Check	1784	SDorosz - Stanley Dorosz	irrigation flags	\$0.00	\$10.73		
4/4/2023	AR 180224 - Cash Receipts - Lockbox	35855632			\$335.00	\$0.00		
4/5/2023	AP 180230 - Print Check	1786	TUSCAN - TUSCANY ON THE MEADOWS	Annual meeting room rental	\$0.00	\$742.00		
4/5/2023	AR 181747 - Cash Receipts - Lockbox	35889026			\$1,340.00	\$0.00		
4/6/2023	GL 180176 - Journal Entry		Payroll Matt Wheeler 4.6.23	Payroll Matt Wheeler 4.6.23	\$0.00	\$88.79		
4/6/2023	GL 180177 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$0.00	\$1,531.65		
4/6/2023	AP 182020 - Print Check	1787	AMER - AMERICAN PIPE & TANK INC	Jet liftstation & Main line	\$0.00	\$1,270.00		
4/6/2023	AP 182025 - Print Check	1788	SUNCOA - SUNCOAST PLUMBING INC	mainline stoppage and 2 toilet resets	\$0.00	\$293.00		
4/6/2023	AR 182045 - Cash Receipts - Lockbox	35976571			\$335.00	\$0.00		
4/7/2023	AR 182154 - Cash Receipts - Lockbox	36001074			\$1,675.00	\$0.00		
4/10/2023	AP 177102 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 1	\$0.00	\$30.79		
4/10/2023	AP 177103 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 2	\$0.00	\$30.79		
4/10/2023	AP 177104 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 3	\$0.00	\$30.79		
4/10/2023	AP 177105 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 4	\$0.00	\$30.79		
4/10/2023	AP 177106 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 5	\$0.00	\$30.79		
4/10/2023	AP 177107 - Hand	ach	DUKE - DUKE ENERGY	bldg 6	\$0.00	\$30.79		

Account				Balance Forward	Debits	Credits	Ending Balance
	Written Check						
4/10/2023	AP 177108 - Hand	ach	DUKE - DUKE ENERGY	bldg 7	\$0.00	\$30.79	
	Written Check						
4/10/2023	AP 177109 - Hand	ach	DUKE - DUKE ENERGY	bldg 8	\$0.00	\$30.79	
	Written Check						
4/10/2023	AP 177110 - Hand	ach	DUKE - DUKE ENERGY	bldg 9	\$0.00	\$30.79	
	Written Check						
4/10/2023	AP 177111 - Hand	ach	DUKE - DUKE ENERGY	bldg 10	\$0.00	\$30.79	
	Written Check						
4/10/2023	AP 177112 - Hand	ach	DUKE - DUKE ENERGY	bldg 11	\$0.00	\$30.79	
	Written Check						
4/10/2023	AP 177113 - Hand	ach	DUKE - DUKE ENERGY	bldg 12	\$0.00	\$30.79	
	Written Check						
4/10/2023	AP 177114 - Hand	ach	DUKE - DUKE ENERGY	bldg 13	\$0.00	\$30.79	
	Written Check						
4/10/2023	AP 177115 - Hand	ach	DUKE - DUKE ENERGY	bldg 14	\$0.00	\$30.79	
	Written Check						
4/10/2023	AP 177116 - Hand	ach	DUKE - DUKE ENERGY	bldg 15	\$0.00	\$30.79	
	Written Check						
4/10/2023	AP 177117 - Hand	ach	DUKE - DUKE ENERGY	bldg 16	\$0.00	\$30.79	
	Written Check						
4/10/2023	AP 177118 - Hand	ach	DUKE - DUKE ENERGY	bldg 17	\$0.00	\$30.79	
	Written Check						
4/10/2023	AP 177119 - Hand	ach	DUKE - DUKE ENERGY	bldg 18	\$0.00	\$32.93	
	Written Check						
4/10/2023	AP 177120 - Hand	ach	DUKE - DUKE ENERGY	bldg 19	\$0.00	\$30.79	
	Written Check						
4/10/2023	AP 177121 - Hand	ach	DUKE - DUKE ENERGY	bldg 20	\$0.00	\$30.79	
	Written Check						
4/10/2023	AP 177122 - Hand	ach	DUKE - DUKE ENERGY	bldg 21	\$0.00	\$30.79	
	Written Check						
4/10/2023	AP 179427 - Hand	ach	people - Peoples Premium Finance	Mthly insurance	\$0.00	\$21,455.06	
	Written Check						
4/10/2023	AP 182373 - Print	1789	BCOVEL - B. COVELL AUTOMA & DESIGN LLC	auto dialer for	\$0.00	\$125.00	
	Check						
4/10/2023	AP 182373 - Print	1790	SUNCOA - SUNCOAST PLUMBING INC	WW plant April	\$0.00	\$170.00	
	Check						
4/10/2023	AP 182373 - Print	1791	SUNCOA - SUNCOAST PLUMBING INC	pool filler broken	\$0.00	\$814.00	
	Check						
4/10/2023	AP 182413 - Print	1792	advsep - Advanced Septic, Portable Toilets	replace PVC	\$0.00	\$100.70	
	Check						
4/10/2023	AP 182438 - Print	1793	ADias - Al Dias	pipes in water	\$0.00	\$109.67	
	Check						
4/10/2023	AR 182487 - Cash	1890		lines	\$17,295.68	\$0.00	
	Receipts - Manual						
4/10/2023	AR 182501 - Cash	36031825		portable toilet	\$935.00	\$0.00	
	Receipts - Lockbox						
4/11/2023	AP 177098 - Hand	ach	DUKE - DUKE ENERGY	Mar 3 -30	\$0.00	\$31.05	
	Written Check						
4/11/2023	AP 177099 - Hand	ach	DUKE - DUKE ENERGY	reimb for	\$0.00	\$17.69	
	Written Check						
4/11/2023	AP 177100 - Hand	ach	DUKE - DUKE ENERGY	cleaning 2	\$0.00	\$371.94	
	Written Check						
4/11/2023	AP 177101 - Hand	ach	DUKE - DUKE ENERGY	bathrooms from	\$0.00	\$802.25	
	Written Check						
4/13/2023	AP 183694 - Print	1794	WASTE - WASTE MANAGEMENT INC OF FL	septic backup	\$0.00	\$30.11	
	Check						
4/13/2023	AP 183699 - Print	1795	spiro - Spiro Colivas	final balance due	\$0.00	\$73.10	
	Check						
4/13/2023	AR 183751 - Cash	1097		on contract	\$1,759.85	\$0.00	
	Receipts - Manual						
4/13/2023	AR 191496 - Backout	36031823		reimb Arlo	\$0.00	\$300.00	
	Backout						
	charges Jan -						
	Apri 2023						

Account				Balance Forward	Debits	Credits	Ending Balance	
Payment								
4/13/2023	GL 191499 - Misc Bank Transaction			return deposit fee 1703A	\$0.00	\$10.00		
4/15/2023	AP 180174 - Hand Written Check	eftps	USTREA - U.S. TREASURY	March 941 payroll taxes	\$0.00	\$970.86		
4/17/2023	AP 179944 - Hand Written Check	ach	DUKE - DUKE ENERGY	Lift station	\$0.00	\$728.87		
4/17/2023	AP 184658 - Print Check	1796	AMER - AMERICAN PIPE & TANK INC	pumpout 4.13.23	\$0.00	\$3,344.00		
4/17/2023	AR 184712 - Cash Receipts - Manual	0000005250			\$1,614.00	\$0.00		
4/17/2023	AR 185056 - Cash Receipts - Lockbox	36123712			\$335.00	\$0.00		
4/20/2023	GL 185080 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$0.00	\$1,260.93		
4/20/2023	GL 185083 - Journal Entry		Payroll Matt Wheeler 4.6.23	Payroll Matt Wheeler 4.6.23	\$0.00	\$67.77		
4/20/2023	AR 185725 - Cash Receipts - Lockbox	36142079			\$335.00	\$0.00		
4/21/2023	AP 185735 - Print Check	1798	FPC - FLORIDA PEST CONTROL & CHEMICA	April rodent control	\$0.00	\$213.00		
4/21/2023	AP 185735 - Print Check	1797	spiro - Spiro Colivas	12 black bases for outdoor pole lights	\$0.00	\$297.26		
4/21/2023	AR 185755 - Cash Receipts - Manual	3705			\$2,310.00	\$0.00		
4/24/2023	AP 182420 - Hand Written Check	ach	CENTUR - CENTURY LINK*	phone service	\$0.00	\$186.71		
4/24/2023	GL 185785 - Journal Entry		REserve funding	Reserve funding	\$0.00	\$19,750.00		
4/25/2023	AR 186174 - Cash Receipts - Lockbox	36177197			\$970.00	\$0.00		
4/26/2023	AR 186162 - Cash Receipts - Manual	2260			\$11,020.00	\$0.00		
4/26/2023	AR 186163 - Cash Receipts - Miscellaneous	2300463704		workers comp refund	\$1,594.00	\$0.00		
4/27/2023	AP 187007 - Print Check	1803	PUTCH - MICHAEL PUTCH LLC	April roto till ponds	\$0.00	\$450.00		
4/27/2023	AP 187007 - Print Check	1799	SUNCOA - SUNCOAST PLUMBING INC	water main leak bldgs 15/16	\$0.00	\$2,005.00		
4/27/2023	AP 187007 - Print Check	1800	RING - RING POWER CORP	sewer plant bi-annual maint	\$0.00	\$498.47		
4/27/2023	AP 187007 - Print Check	1801	RING - RING POWER CORP	water plant bi-annual maintenance	\$0.00	\$498.47		
4/27/2023	AP 187007 - Print Check	1802	verizon - Verizon	phone service for cameras	\$0.00	\$54.04		
4/28/2023	AP 180173 - Hand Written Check	eftps	FLUC - Florida UC Fund	1st Qtr FL unemployment tax	\$0.00	\$10.67		
4/28/2023	AP 180175 - Hand Written Check	eftps	USTREA - U.S. TREASURY	1st quarter 940 payroll taxes	\$0.00	\$63.99		
4/28/2023	AP 182314 - Hand Written Check	ach	LOWE'S - LOWE'S	Maintenance supplies	\$0.00	\$784.72		
4/28/2023	AR 187149 - Cash Receipts - Manual	1169			\$2,808.45	\$0.00		
4/28/2023	AR 187230 - Cash Receipts - Lockbox	36225225			\$670.00	\$0.00		
4/30/2023	GL 191495 - Journal Entry		Operating Interest	RJE14	\$3.93	\$0.00		
01043 Alliance MM #7294					\$99,099.08	\$20.37	\$0.00	\$99,119.45
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/30/2023	GL 191495 - Journal Entry		Operating Interest	RJE14	\$20.37	\$0.00		

Account				Balance Forward	Debits	Credits	Ending Balance
01046 Alliance Petty Cash x8651				\$151.98	\$0.00	\$0.00	\$151.98
01074 Capital City Rese #5247				\$327,461.60	\$19,750.00	\$59,821.54	\$287,390.06
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/7/2023	GL 185108 - Journal Entry		Loan Payment	RJELOAN	\$0.00	\$8,786.69	
4/15/2023	GL 182284 - Journal Entry		loan #2 payment	loan #2 payment	\$0.00	\$1,749.14	
4/24/2023	GL 185785 - Journal Entry		Reserve funding	Reserve funding	\$19,750.00	\$0.00	
4/27/2023	AP 186998 - Print Check	22	WILLIE - WILMER BERNABE SAGASTUME	Bldg 5 painting	\$0.00	\$16,428.57	
4/27/2023	AP 186998 - Print Check	23	WILLIE - WILMER BERNABE SAGASTUME	bldg 7 painting	\$0.00	\$16,428.57	
4/27/2023	AP 186998 - Print Check	24	WILLIE - WILMER BERNABE SAGASTUME	bldg 6 painting	\$0.00	\$16,428.57	
01105 Assessment Receivable				\$35,045.84	\$70,872.36	\$71,292.89	\$34,625.31
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2023	AR 179552 - Apply Charges				\$70,350.00	\$0.00	
4/1/2023	AR 179553 - Apply PrePays				\$0.00	\$25,123.34	
4/3/2023	AR 179882 - Cash Receipts - Lockbox	35616987			\$0.00	\$7,028.34	
4/4/2023	AR 180139 - Cash Receipts - Manual	0000995078			\$0.00	\$23,061.59	
4/4/2023	AR 180224 - Cash Receipts - Lockbox	35855632			\$0.00	\$335.00	
4/5/2023	AR 181747 - Cash Receipts - Lockbox	35889026			\$0.00	\$1,005.00	
4/6/2023	AR 182045 - Cash Receipts - Lockbox	35976571			\$0.00	\$330.80	
4/7/2023	AR 182154 - Cash Receipts - Lockbox	36001072			\$0.00	\$670.00	
4/10/2023	AR 182291 - Adjustment				\$0.00	\$24.22	
4/10/2023	AR 182487 - Cash Receipts - Manual	8007			\$0.00	\$9,960.01	
4/10/2023	AR 182501 - Cash Receipts - Lockbox	36031825			\$0.00	\$635.00	
4/12/2023	AR 183059 - Apply Interest				\$477.36	\$0.00	
4/13/2023	AR 183750 - Adjustment				\$25.00	\$0.00	
4/13/2023	AR 183751 - Cash Receipts - Manual	1097			\$0.00	\$1,417.42	
4/13/2023	AR 191497 - Apply NSF	36031823			\$20.00	\$0.00	
4/17/2023	AR 184712 - Cash Receipts - Manual	0000005250			\$0.00	\$235.85	
4/21/2023	AR 185755 - Cash Receipts - Manual	3705			\$0.00	\$705.49	
4/26/2023	AR 186162 - Cash Receipts - Manual	5364			\$0.00	\$354.92	
4/28/2023	AR 187149 - Cash Receipts - Manual	1105			\$0.00	\$405.91	
01106 Allowance for Bad Debt				(\$17,542.46)	\$0.00	\$1,273.39	(\$18,815.85)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2023	GL 191500 - Journal Entry		bad debt allowance	RJE2	\$0.00	\$1,273.39	
01108 Accounts Receivable-GBriar Two				\$3,609.53	\$4,111.97	\$3,609.53	\$4,111.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/10/2023	AR 182487 - Cash	1434			\$0.00	\$3,609.53	

Account				Balance Forward	Debits	Credits	Ending Balance
Receipts - Manual							
4/26/2023	AR 186266 - Adjustment				\$4,111.97	\$0.00	
01300 Deposit Duke Energy				\$370.00	\$0.00	\$0.00	\$370.00
01350 Prepaid Insurance 10/11				\$147,332.94	\$0.00	\$22,281.78	\$125,051.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2023	GL 186251 - Journal Entry		Monthly insurance exp	JE5	\$0.00	\$22,281.78	
01365 Prepaid Pest				\$4,684.50	\$0.00	\$1,561.50	\$3,123.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2023	GL 191494 - Journal Entry		Pest Control	13	\$0.00	\$1,561.50	
02010 Accounts Payable				\$0.00	\$71,101.62	\$71,101.62	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2023	AP 176272 - Enter Bills - Separate Check		VANS - VANS LAWN MAINTENANCE INC	April shrub bed maintenance	\$0.00	\$1,800.00	
4/1/2023	AP 176273 - Enter Bills - Separate Check		VANS - VANS LAWN MAINTENANCE INC	April lawn maintenance	\$0.00	\$2,865.00	
4/1/2023	AP 176277 - Print Check	1775	VANS - VANS LAWN MAINTENANCE INC	April shrub bed maintenance	\$1,800.00	\$0.00	
4/1/2023	AP 176277 - Print Check	1776	VANS - VANS LAWN MAINTENANCE INC	April lawn maintenance	\$2,865.00	\$0.00	
4/1/2023	AP 177454 - Enter Bill		wpro - Waste Pro - Citrus County	April trash service	\$0.00	\$749.40	
4/1/2023	AP 177455 - Print Check	1779	wpro - Waste Pro - Citrus County	April trash service	\$749.40	\$0.00	
4/1/2023	AP 179424 - Enter Bills - Separate Check		HARMON - DOUGLAS HARMON	waste water operator March	\$0.00	\$190.00	
4/1/2023	AP 179425 - Enter Bills - Separate Check		HARMON - DOUGLAS HARMON	waste water operator March	\$0.00	\$1,500.00	
4/1/2023	AP 179426 - Enter Bills - Separate Check		VSC - VILLAGES SERVICES INC.	April management	\$0.00	\$2,832.96	
4/1/2023	AP 179428 - Print Check	1781	VSC - VILLAGES SERVICES INC.	April management	\$2,832.96	\$0.00	
4/1/2023	AP 179428 - Print Check	1782	HARMON - DOUGLAS HARMON	waste water operator March	\$1,500.00	\$0.00	
4/1/2023	AP 179428 - Print Check	1783	HARMON - DOUGLAS HARMON	waste water operator March	\$190.00	\$0.00	
4/4/2023	AP 180167 - Enter Bill		ACLEAR - A-CLEAR WATER POOL SER. INC*	April pool service	\$0.00	\$780.00	
4/4/2023	AP 180168 - Enter Bill		SDorosz - Stanley Dorosz	irrigation flags	\$0.00	\$10.73	
4/4/2023	AP 180169 - Print Check	1785	ACLEAR - A-CLEAR WATER POOL SER. INC*	April pool service	\$780.00	\$0.00	
4/4/2023	AP 180169 - Print Check	1784	SDorosz - Stanley Dorosz	irrigation flags	\$10.73	\$0.00	
4/5/2023	AP 180229 - Enter Bill		TUSCAN - TUSCANY ON THE MEADOWS	Annual meeting room rental	\$0.00	\$742.00	
4/5/2023	AP 180230 - Print Check	1786	TUSCAN - TUSCANY ON THE MEADOWS	Annual meeting room rental	\$742.00	\$0.00	
4/6/2023	AP 182019 - Enter Bill		AMER - AMERICAN PIPE & TANK INC	Jet liftstation & Main line	\$0.00	\$1,270.00	
4/6/2023	AP 182020 - Print Check	1787	AMER - AMERICAN PIPE & TANK INC	Jet liftstation & Main line	\$1,270.00	\$0.00	
4/6/2023	AP 182024 - Enter Bill		SUNCOA - SUNCOAST PLUMBING INC	mainline stoppage and 2 toilet resets	\$0.00	\$293.00	
4/6/2023	AP 182025 - Print Check	1788	SUNCOA - SUNCOAST PLUMBING INC	mainline stoppage and 2 toilet resets	\$293.00	\$0.00	
4/10/2023	AP 182370 - Enter Bills - Separate Check		SUNCOA - SUNCOAST PLUMBING INC	replace PVC pipes in water lines	\$0.00	\$814.00	
4/10/2023	AP 182371 - Enter		SUNCOA - SUNCOAST PLUMBING INC	pool filler broken	\$0.00	\$170.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Bills - Separate Check						
							- found isolation valve
4/10/2023	AP 182372 - Enter Bills - Separate Check		BCOVEL - B. COVELL AUTOMA & DESIGN LLC		\$0.00	\$125.00	auto dialer for WW plant April
4/10/2023	AP 182373 - Print Check	1789	BCOVEL - B. COVELL AUTOMA & DESIGN LLC		\$125.00	\$0.00	auto dialer for WW plant April
4/10/2023	AP 182373 - Print Check	1790	SUNCOA - SUNCOAST PLUMBING INC		\$170.00	\$0.00	pool filler broken - found isolation valve
4/10/2023	AP 182373 - Print Check	1791	SUNCOA - SUNCOAST PLUMBING INC		\$814.00	\$0.00	replace PVC pipes in water lines
4/10/2023	AP 182412 - Enter Bill		advsep - Advanced Septic, Portable Toilets		\$0.00	\$100.70	portable toilet Mar 3 -30
4/10/2023	AP 182413 - Print Check	1792	advsep - Advanced Septic, Portable Toilets		\$100.70	\$0.00	portable toilet Mar 3 -30
4/10/2023	AP 182436 - Enter Bill		ADias - Al Dias		\$0.00	\$34.67	reimb cleaning supplies for septic backup
4/10/2023	AP 182437 - Enter Bill		ADias - Al Dias		\$0.00	\$75.00	reimb for cleaning 2 bathrooms from septic backup
4/10/2023	AP 182438 - Print Check	1793	ADias - Al Dias		\$109.67	\$0.00	reimb for cleaning 2 bathrooms from septic backup
4/13/2023	AP 183693 - Enter Bill		WASTE - WASTE MANAGEMENT INC OF FL		\$0.00	\$30.11	final balance due on contract
4/13/2023	AP 183694 - Print Check	1794	WASTE - WASTE MANAGEMENT INC OF FL		\$30.11	\$0.00	final balance due on contract
4/13/2023	AP 183698 - Enter Bill		spiro - Spiro Colivas		\$0.00	\$73.10	reimb Arlo charges Jan - Apri 2023
4/13/2023	AP 183699 - Print Check	1795	spiro - Spiro Colivas		\$73.10	\$0.00	reimb Arlo charges Jan - Apri 2023
4/17/2023	AP 184657 - Enter Bill		AMER - AMERICAN PIPE & TANK INC		\$0.00	\$3,344.00	pumpout 4.13.23
4/17/2023	AP 184658 - Print Check	1796	AMER - AMERICAN PIPE & TANK INC		\$3,344.00	\$0.00	pumpout 4.13.23
4/21/2023	AP 185733 - Enter Bill		FPC - FLORIDA PEST CONTROL & CHEMICA		\$0.00	\$213.00	April rodent control
4/21/2023	AP 185734 - Enter Bill		spiro - Spiro Colivas		\$0.00	\$297.26	12 black bases for outdoor pole lights
4/21/2023	AP 185735 - Print Check	1798	FPC - FLORIDA PEST CONTROL & CHEMICA		\$213.00	\$0.00	April rodent control
4/21/2023	AP 185735 - Print Check	1797	spiro - Spiro Colivas		\$297.26	\$0.00	12 black bases for outdoor pole lights
4/25/2023	AP 185972 - Enter Bills - Separate Check		WILLIE - WILMER BERNABE SAGASTUME		\$0.00	\$16,428.57	Bldg 5 painting
4/25/2023	AP 185973 - Enter Bills - Separate Check		WILLIE - WILMER BERNABE SAGASTUME		\$0.00	\$16,428.57	bldg 6 painting
4/25/2023	AP 185974 - Enter Bills - Separate Check		WILLIE - WILMER BERNABE SAGASTUME		\$0.00	\$16,428.57	bldg 7 painting
4/26/2023	AP 186265 - Enter Bill		PUTCH - MICHAEL PUTCH LLC		\$0.00	\$450.00	April roto till ponds
4/27/2023	AP 186998 - Print Check	22	WILLIE - WILMER BERNABE SAGASTUME		\$16,428.57	\$0.00	Bldg 5 painting
4/27/2023	AP 186998 - Print Check	23	WILLIE - WILMER BERNABE SAGASTUME		\$16,428.57	\$0.00	bldg 7 painting
4/27/2023	AP 186998 - Print Check	24	WILLIE - WILMER BERNABE SAGASTUME		\$16,428.57	\$0.00	bldg 6 painting
4/27/2023	AP 187003 - Enter Bill		verizon - Verizon		\$0.00	\$54.04	phone service for cameras
4/27/2023	AP 187004 - Enter		RING - RING POWER CORP		\$0.00	\$498.47	water plant bi-

Account				Balance Forward	Debits	Credits	Ending Balance
Bills - Separate Check				annual			
4/27/2023	AP 187005 - Enter Bills - Separate Check		RING - RING POWER CORP	sewer plant bi-annual maint	\$0.00	\$498.47	
4/27/2023	AP 187006 - Enter Bills - Separate Check		SUNCOA - SUNCOAST PLUMBING INC	water main leak bldgs 15/16	\$0.00	\$2,005.00	
4/27/2023	AP 187007 - Print Check	1803	PUTCH - MICHAEL PUTCH LLC	April roto till ponds	\$450.00	\$0.00	
4/27/2023	AP 187007 - Print Check	1799	SUNCOA - SUNCOAST PLUMBING INC	water main leak bldgs 15/16	\$2,005.00	\$0.00	
4/27/2023	AP 187007 - Print Check	1800	RING - RING POWER CORP	sewer plant bi-annual maint	\$498.47	\$0.00	
4/27/2023	AP 187007 - Print Check	1801	RING - RING POWER CORP	water plant bi-annual maintenance	\$498.47	\$0.00	
4/27/2023	AP 187007 - Print Check	1802	verizon - Verizon	phone service for cameras	\$54.04	\$0.00	
02020 Prepaid Assessments				(\$54,868.22)	\$25,423.34	\$31,156.12	(\$60,601.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2023	AR 179553 - Apply PrePays				\$25,123.34	\$0.00	
4/3/2023	AR 179882 - Cash Receipts - Lockbox	35772964			\$0.00	\$976.66	
4/4/2023	AR 180139 - Cash Receipts - Manual	0060943373			\$0.00	\$6,106.41	
4/5/2023	AR 181747 - Cash Receipts - Lockbox	35889029			\$0.00	\$335.00	
4/6/2023	AR 182045 - Cash Receipts - Lockbox	35976571			\$0.00	\$4.20	
4/7/2023	AR 182154 - Cash Receipts - Lockbox	36001074			\$0.00	\$1,005.00	
4/10/2023	AR 182487 - Cash Receipts - Manual	1890			\$0.00	\$3,726.14	
4/10/2023	AR 182501 - Cash Receipts - Lockbox	36031823			\$0.00	\$300.00	
4/13/2023	AR 183751 - Cash Receipts - Manual	4699			\$0.00	\$342.43	
4/13/2023	AR 191496 - Backout Payment	36031823			\$300.00	\$0.00	
4/17/2023	AR 184712 - Cash Receipts - Manual	0000005250			\$0.00	\$1,378.15	
4/17/2023	AR 185056 - Cash Receipts - Lockbox	36123712			\$0.00	\$335.00	
4/20/2023	AR 185725 - Cash Receipts - Lockbox	36142079			\$0.00	\$335.00	
4/21/2023	AR 185755 - Cash Receipts - Manual	0064733510			\$0.00	\$1,604.51	
4/25/2023	AR 186174 - Cash Receipts - Lockbox	36177197			\$0.00	\$970.00	
4/26/2023	AR 186162 - Cash Receipts - Manual	2260			\$0.00	\$10,665.08	
4/28/2023	AR 187149 - Cash Receipts - Manual	1169			\$0.00	\$2,402.54	
4/28/2023	AR 187230 - Cash Receipts - Lockbox	36225225			\$0.00	\$670.00	
02025 Payroll Tax Liability				(\$970.86)	\$970.86	\$886.12	(\$886.12)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/6/2023	GL 180176 - Journal Entry		Payroll Matt Wheeler	Payroll M Wheeler	\$0.00	\$14.42	
4/6/2023	GL 180177 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$0.00	\$476.10	
4/15/2023	AP 180174 - Hand Written Check	eftps	USTREA - U.S. TREASURY	March 941 payroll taxes	\$970.86	\$0.00	
4/20/2023	GL 185080 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$0.00	\$384.64	

Account				Balance Forward	Debits	Credits	Ending Balance
4/20/2023	GL 185083 - Journal Entry		Payroll Matt Wheeler	Payroll M Wheeler	\$0.00	\$10.96	
02035 Capital City Bk Roof Loan				(\$384,977.51)	\$7,311.48	\$0.00	(\$377,666.03)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/7/2023	GL 185108 - Journal Entry		Loan Payment Principal	RJELOAN	\$7,311.48	\$0.00	
02036 Capital City Loan x0136				(\$325,000.00)	\$0.00	\$0.00	(\$325,000.00)
02040 Insurance Finance Loan Property				(\$107,345.30)	\$21,455.06	\$0.00	(\$85,890.24)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/10/2023	AP 179427 - Hand Written Check	ach	people - Peoples Premium Finance	Mthly insurance loan payment	\$21,455.06	\$0.00	
03005 Reserves - Capital Funds				\$303,423.69	\$0.00	\$19,750.00	\$283,673.69
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/24/2023	GL 185785 - Journal Entry		Reserve Funding	RJE16	\$0.00	\$19,750.00	
03006 Reserve Distributions				\$79,092.22	\$52,510.06	\$0.00	\$131,602.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/7/2023	GL 185108 - Journal Entry		Loan Payment Interest	RJELOAN	\$1,475.21	\$0.00	
4/15/2023	GL 182284 - Journal Entry		loan #2 payment interest	loan #2 payment interest	\$1,749.14	\$0.00	
4/25/2023	AP 185972 - Enter Bills - Separate Check		WILLIE - WILMER BERNABE SAGASTUME	Bldg 5 painting	\$16,428.57	\$0.00	
4/25/2023	AP 185973 - Enter Bills - Separate Check		WILLIE - WILMER BERNABE SAGASTUME	bldg 6 painting	\$16,428.57	\$0.00	
4/25/2023	AP 185974 - Enter Bills - Separate Check		WILLIE - WILMER BERNABE SAGASTUME	bldg 7 painting	\$16,428.57	\$0.00	
03510 Prior Years Earnings				(\$283,807.00)	\$0.00	\$0.00	(\$283,807.00)
04010 Assessment Income				(\$211,050.00)	\$0.00	\$70,350.00	(\$281,400.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2023	AR 179552 - Apply Charges				\$0.00	\$70,350.00	
04065 Interest on Delq Balance				(\$1,380.66)	\$24.22	\$477.36	(\$1,833.80)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/10/2023	AR 182291 - Adjustment				\$24.22	\$0.00	
4/12/2023	AR 183059 - Apply Interest				\$0.00	\$477.36	
04180 Interest on Operating Acct				(\$72.05)	\$0.00	\$24.30	(\$96.35)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2023	GL 191495 - Journal Entry		Operating Interest	RJE14	\$0.00	\$24.30	
06010 Management Fees				\$8,314.05	\$2,771.35	\$0.00	\$11,085.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2023	AP 179426 - Enter Bills - Separate Check		VSC - VILLAGES SERVICES INC.	April 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
06050 Annual Meeting Rental Fee				\$0.00	\$742.00	\$0.00	\$742.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/5/2023	AP 180229 - Enter Bill		TUSCAN - TUSCANY ON THE MEADOWS	Annual meeting room rental	\$742.00	\$0.00	
06080 Bank Charges				(\$33.75)	\$17.00	\$20.00	(\$36.75)

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/6/2023	GL 180176 - Journal Entry		QB dir dep fee	QB dir dep fee	\$1.75	\$0.00	
4/6/2023	GL 180177 - Journal Entry		QB direct deposit fee	QB direct deposit fee	\$1.75	\$0.00	
4/13/2023	AR 191497 - Apply NSF	36031823			\$0.00	\$20.00	
4/13/2023	GL 191499 - Misc Bank Transaction			return deposit fee 1703A	\$10.00	\$0.00	
4/20/2023	GL 185080 - Journal Entry		QB direct deposit fee	QB direct deposit fee	\$1.75	\$0.00	
4/20/2023	GL 185083 - Journal Entry		QB dir dep fee	QB dir dep fee	\$1.75	\$0.00	
06100 Insurance General Liability				\$66,845.34	\$22,281.78	\$0.00	\$89,127.12
4/30/2023	GL 186251 - Journal Entry		Monthly insurance exp	JE5	\$22,281.78	\$0.00	
06150 Insurance Workmans Comp.				\$185.00	\$0.00	\$1,594.00	(\$1,409.00)
4/26/2023	AR 186163 - Cash Receipts - Miscellaneous	2300463704		workers comp refund	\$0.00	\$1,594.00	
06160 Employee Salaries				\$11,325.39	\$3,556.20	\$0.00	\$14,881.59
4/6/2023	GL 180176 - Journal Entry		Payroll Matt Wheeler	Payroll M Wheeler	\$94.25	\$0.00	
4/6/2023	GL 180177 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$1,863.45	\$0.00	
4/20/2023	GL 185080 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$1,527.00	\$0.00	
4/20/2023	GL 185083 - Journal Entry		Payroll Matt Wheeler	Payroll M Wheeler	\$71.50	\$0.00	
06165 Employee Payroll Tax Exp				\$890.56	\$346.72	\$0.00	\$1,237.28
4/6/2023	GL 180176 - Journal Entry		Payroll Matt Wheeler	Payroll M Wheeler	\$7.21	\$0.00	
4/6/2023	GL 180177 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$142.55	\$0.00	
4/20/2023	GL 185080 - Journal Entry		payroll Stanley Dorosz	payroll Stanley Dorosz	\$116.82	\$0.00	
4/20/2023	GL 185083 - Journal Entry		Payroll Matt Wheeler	Payroll M Wheeler	\$5.48	\$0.00	
4/28/2023	AP 180173 - Hand Written Check	eftps	FLUC - Florida UC Fund	1st Qtr FL unemployment tax	\$10.67	\$0.00	
4/28/2023	AP 180175 - Hand Written Check	eftps	USTREA - U.S. TREASURY	1st quarter 940 payroll taxes	\$63.99	\$0.00	
06170 Office Supplies / Postage				\$657.28	\$34.72	\$0.00	\$692.00
4/1/2023	GL 179945 - Journal Entry		printer ink purchased with petty cash	printer ink purchased with petty cash	\$34.72	\$0.00	
06260 Bad Debt				\$3,730.95	\$1,273.39	\$0.00	\$5,004.34
4/30/2023	GL 191500 - Journal Entry		bad debt allowance	RJE2	\$1,273.39	\$0.00	
06290 Miscellaneous				\$619.20	\$0.00	\$0.00	\$619.20
06510 Grounds Maintenance				\$13,995.00	\$4,665.00	\$0.00	\$18,660.00

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2023	AP 176272 - Enter Bills - Separate Check		VANS - VANS LAWN MAINTENANCE INC	April shrub bed maintenance	\$1,800.00	\$0.00	
4/1/2023	AP 176273 - Enter Bills - Separate Check		VANS - VANS LAWN MAINTENANCE INC	April lawn maintenance	\$2,865.00	\$0.00	
06511 Ground Maint Pest Control				\$4,684.50	\$1,561.50	\$0.00	\$6,246.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/30/2023	GL 191494 - Journal Entry		Pest Control	13	\$1,561.50	\$0.00	
06515 Mulch / Sod / Plants				\$417.43	\$48.08	\$0.00	\$465.51
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/28/2023	AP 182314 - Hand Written Check	ach	LOWE'S - LOWE'S	Maintenance supplies	\$48.08	\$0.00	
06600 Extermination				\$639.00	\$213.00	\$0.00	\$852.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/21/2023	AP 185733 - Enter Bill		FPC - FLORIDA PEST CONTROL & CHEMICA	April rodent control	\$213.00	\$0.00	
06610 Irrigation Repairs / Maint				\$2,406.94	\$92.08	\$0.00	\$2,499.02
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/4/2023	AP 180168 - Enter Bill		SDorosz - Stanley Dorosz	irrigation flags	\$10.73	\$0.00	
4/28/2023	AP 182314 - Hand Written Check	ach	LOWE'S - LOWE'S	Maintenance supplies	\$81.35	\$0.00	
06615 Equipment Maintenance				\$2,862.22	\$293.54	\$0.00	\$3,155.76
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/28/2023	AP 182314 - Hand Written Check	ach	LOWE'S - LOWE'S	Maintenance supplies	\$293.54	\$0.00	
06650 Water Well Maint / Water Plant				\$2,333.00	\$3,507.47	\$0.00	\$5,840.47
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2023	AP 179424 - Enter Bills - Separate Check		HARMON - DOUGLAS HARMON	waste water operator March	\$190.00	\$0.00	
4/10/2023	AP 182370 - Enter Bills - Separate Check		SUNCOA - SUNCOAST PLUMBING INC	replace PVC pipes in water lines	\$814.00	\$0.00	
4/27/2023	AP 187004 - Enter Bills - Separate Check		RING - RING POWER CORP	water plant bi-annual maintenance	\$498.47	\$0.00	
4/27/2023	AP 187006 - Enter Bills - Separate Check		SUNCOA - SUNCOAST PLUMBING INC	water main leak bldgs 15/16	\$2,005.00	\$0.00	
06910 Repairs				\$8,633.41	\$1,061.68	\$0.00	\$9,695.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/6/2023	AP 182024 - Enter Bill		SUNCOA - SUNCOAST PLUMBING INC	mainline stoppage and 2 toilet resets	\$293.00	\$0.00	
4/10/2023	AP 182436 - Enter Bill		ADias - Al Dias	reimb cleaning supplies for septic backup	\$34.67	\$0.00	
4/10/2023	AP 182437 - Enter Bill		ADias - Al Dias	reimb for cleaning 2 bathrooms from septic backup	\$75.00	\$0.00	
4/21/2023	AP 185734 - Enter Bill		spiro - Spiro Colivas	12 black bases for outdoor pole lights	\$297.26	\$0.00	
4/28/2023	AP 182314 - Hand Written Check	ach	LOWE'S - LOWE'S	Maintenance supplies	\$361.75	\$0.00	
07010 Pool Expenses				\$3,376.75	\$950.00	\$25.00	\$4,301.75
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
4/4/2023	AP 180167 - Enter Bill		ACLEAR - A-CLEAR WATER POOL SER. INC*	April pool service	\$780.00	\$0.00	
4/10/2023	AP 182371 - Enter Bills - Separate Check		SUNCOA - SUNCOAST PLUMBING INC	pool filler broken - found isolation valve	\$170.00	\$0.00	
4/13/2023	AR 183750 - Adjustment				\$0.00	\$25.00	
07820 Trash Removal				\$4,555.20	\$779.51	\$0.00	\$5,334.71
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2023	AP 177454 - Enter Bill		wpro - Waste Pro - Citrus County	April trash service	\$749.40	\$0.00	
4/13/2023	AP 183693 - Enter Bill		WASTE - WASTE MANAGEMENT INC OF FL	final balance due on contract	\$30.11	\$0.00	
07830 Electricity				\$6,635.34	\$1,822.92	\$0.00	\$8,458.26
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/10/2023	AP 177102 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 1	\$30.79	\$0.00	
4/10/2023	AP 177103 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 2	\$30.79	\$0.00	
4/10/2023	AP 177104 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 3	\$30.79	\$0.00	
4/10/2023	AP 177105 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 4	\$30.79	\$0.00	
4/10/2023	AP 177106 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 5	\$30.79	\$0.00	
4/10/2023	AP 177107 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 6	\$30.79	\$0.00	
4/10/2023	AP 177108 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 7	\$30.79	\$0.00	
4/10/2023	AP 177109 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 8	\$30.79	\$0.00	
4/10/2023	AP 177110 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 9	\$30.79	\$0.00	
4/10/2023	AP 177111 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 10	\$30.79	\$0.00	
4/10/2023	AP 177112 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 11	\$30.79	\$0.00	
4/10/2023	AP 177113 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 12	\$30.79	\$0.00	
4/10/2023	AP 177114 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 13	\$30.79	\$0.00	
4/10/2023	AP 177115 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 14	\$30.79	\$0.00	
4/10/2023	AP 177116 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 15	\$30.79	\$0.00	
4/10/2023	AP 177117 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 16	\$30.79	\$0.00	
4/10/2023	AP 177118 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 17	\$30.79	\$0.00	
4/10/2023	AP 177119 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 18	\$32.93	\$0.00	
4/10/2023	AP 177120 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 19	\$30.79	\$0.00	
4/10/2023	AP 177121 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 20	\$30.79	\$0.00	
4/10/2023	AP 177122 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 21	\$30.79	\$0.00	
4/11/2023	AP 177100 - Hand Written Check	ach	DUKE - DUKE ENERGY	well electric	\$371.94	\$0.00	
4/11/2023	AP 177101 - Hand Written Check	ach	DUKE - DUKE ENERGY	pool electric	\$802.25	\$0.00	
07840 Sewer Maint. - Waste Water				\$7,338.92	\$8,073.78	\$4,111.97	\$11,300.73
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2023	AP 179425 - Enter		HARMON - DOUGLAS HARMON	waste water	\$1,500.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance	
4/4/2023	Bills - Separate Check GL 184643 - Journal Entry		petty cash 3 copies sewer gate key	operator March petty cash for 3 copies sewer gate key	\$8.00	\$0.00		
4/6/2023	AP 182019 - Enter Bill		AMER - AMERICAN PIPE & TANK INC	Jet liftstation & Main line	\$1,270.00	\$0.00		
4/10/2023	AP 182372 - Enter Bills - Separate Check		BCOVEL - B. COVELL AUTOMA & DESIGN LLC	auto dialer for WW plant April	\$125.00	\$0.00		
4/10/2023	AP 182412 - Enter Bill		advsep - Advanced Septic, Portable Toilets	portable toilet Mar 3 -30	\$100.70	\$0.00		
4/11/2023	AP 177098 - Hand Written Check	ach	DUKE - DUKE ENERGY	lift by tower	\$31.05	\$0.00		
4/11/2023	AP 177099 - Hand Written Check	ach	DUKE - DUKE ENERGY	lift	\$17.69	\$0.00		
4/17/2023	AP 179944 - Hand Written Check	ach	DUKE - DUKE ENERGY	Lift station	\$728.87	\$0.00		
4/17/2023	AP 184657 - Enter Bill		AMER - AMERICAN PIPE & TANK INC	pumpout 4.13.23	\$3,344.00	\$0.00		
4/26/2023	AP 186265 - Enter Bill		PUTCH - MICHAEL PUTCH LLC	April roto till ponds	\$450.00	\$0.00		
4/26/2023	AR 186266 - Adjustment				\$0.00	\$4,111.97		
4/27/2023	AP 187005 - Enter Bills - Separate Check		RING - RING POWER CORP	sewer plant bi-annual maint	\$498.47	\$0.00		
07850 Telephone					\$897.10	\$375.46	\$0.00	\$1,272.56
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2023	AP 179426 - Enter Bills - Separate Check		VSC - VILLAGES SERVICES INC.	April management	\$61.61	\$0.00		
4/13/2023	AP 183698 - Enter Bill		spiro - Spiro Colivas	reimb Arlo charges Jan - Apri 2023	\$73.10	\$0.00		
4/24/2023	AP 182420 - Hand Written Check	ach	CENTUR - CENTURY LINK*	phone service	\$186.71	\$0.00		
4/27/2023	AP 187003 - Enter Bill		verizon - Verizon	phone service for cameras	\$54.04	\$0.00		
08005 Reserves Capital Fund					\$59,250.00	\$19,750.00	\$0.00	\$79,000.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/24/2023	GL 185785 - Journal Entry		Reserve Funding	RJE16	\$19,750.00	\$0.00		
Total:					\$0.00	\$430,277.43	\$430,277.43	\$0.00

Greenbriar of Citrus Hills

Run Date: 05/05/2023
Run Time: 08:17 AM

AGED OWNER BALANCE

As of: 04/30/2023

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	\$335.00	\$305.77	\$0.00	\$0.00	\$640.77
0207A	207A	Charlotte E Carney 401 E Hartford St 7A		\$319.76	\$0.00	\$0.00	\$0.00	\$319.76
0302A	302A	Russell Peach, trustee 333 E Hartford St 2A	Atty	\$478.92	\$473.96	\$469.01	\$10,306.93	\$11,728.82
0602B	602B	Laura Nash 219 E Hartford St 2B	Nola	\$157.70	\$0.00	\$0.00	\$0.00	\$157.70
0702A	702A	Leah Hanscom 195 E Hartford St 2A		\$179.17	\$0.00	\$0.00	\$0.00	\$179.17
0802B	802B	Robert J. Shinnors Jr. 175 E Hartford St 2B		\$4.96	\$0.00	\$0.00	\$0.00	\$4.96
0806A	806A	John F Howard III 175 E Hartford St 6A	Nola	\$344.91	\$339.96	\$0.00	\$0.00	\$684.87
100	100	Greenbriar Two Condo Assn 2541 N Reston Terr 100		\$4,111.97	\$0.00	\$0.00	\$0.00	\$4,111.97
1002B	1002B	Colleen McHugh 95 E Hartford St 2B		\$339.96	\$0.00	\$0.00	\$0.00	\$339.96
1101B	1101B	George Wolf 65 E Hartford St 1B		\$322.86	\$0.00	\$0.00	\$0.00	\$322.86
1203A	1203A	Richard F McDonald 110 E Glassboro Court 3A		\$340.07	\$7.44	\$0.00	\$0.00	\$347.51
1307A	1307A	Jessica Lee Schlessor 156 E Glassboro Court 7A		\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
1405A	1405A	Anthony Ruggiero 186 E Glassboro Court 5A		\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
1406A	1406A	Gerard Louis & Jayne Teresa Nesto 186 E Glassboro Court 6A		\$312.05	\$0.00	\$0.00	\$0.00	\$312.05
1506A	1506A	Myrlande Abraham 210 E Glassboro Court 6A		\$140.00	\$0.00	\$0.00	\$0.00	\$140.00
1701B	1701B	Kristin Neumann Lavere 270 E Glassboro Court 1B		\$140.00	\$0.00	\$0.00	\$0.00	\$140.00
1702B	1702B	Josvany Moreno 270 E Glassboro Court 2B	Alliance	\$420.55	\$415.59	\$410.64	\$5,331.43	\$6,578.21
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	Nola	\$344.91	\$339.96	\$0.00	\$0.00	\$684.87
2001B	2001B	AnnMarie Anzalone Briercheck 370 E Glassboro Court 1B		\$224.98	\$0.00	\$0.00	\$0.00	\$224.98
2105B	2105B	Russell Peach, Trustee 400 E Glassboro Court 5B	Atty	\$478.92	\$473.96	\$469.01	\$10,306.93	\$11,728.82
Community Total				\$9,086.69	\$2,356.64	\$1,348.66	\$25,945.29	\$38,737.28

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	\$423.05	\$368.43	\$343.66	\$3,404.72	\$4,539.86
05 - Attorney Fees	01105	\$0.00	\$0.00	\$0.00	\$275.00	\$275.00
A1 - ASSESSMENT	01105	\$4,531.67	\$1,988.21	\$1,005.00	\$22,223.57	\$29,748.45
17 - Sewer Billing	01108	\$4,111.97	\$0.00	\$0.00	\$0.00	\$4,111.97
Grand Total:		\$9,086.69	\$2,356.64	\$1,348.66	\$25,945.29	\$38,737.28

Account#	Account Description	Delinquency Amount
01105	Assessment Receivable	\$34,625.31
01108	Accounts Receivable-GBriar Two	\$4,111.97
Total:		\$38,737.28

Total Number of Homes: 21

Greenbriar of Citrus Hills

Run Date: 05/05/2023
Run Time: 08:17 AM

PREPAID OWNERS

As of: 04/30/2023

Owner	Address	Account #	Lot #		Prepaid Balance
James A Vahey	385 E Hartford St 1B	0101B	101B	PP - General	\$670.03
				Total	\$670.03
Bonnie J Strait	385 E Hartford St 2A	0102A	102A	PP - General	\$0.39
				Total	\$0.39
David J Pollini	385 E Hartford St 2B	0102B	102B	PP - General	\$2,680.00
				Total	\$2,680.00
William A Falkenstein	385 E Hartford St 4A	0104A	104A	PP - General	\$337.51
				Total	\$337.51
Harry Talmon	385 E Hartford St 5A	0105A	105A	PP - General	\$675.96
				Total	\$675.96
Scott Michael Lindemeyer	385 E Hartford St 6A	0106A	106A	PP - General	\$335.00
				Total	\$335.00
Marvin L Weinstein	385 E Hartford St 7A	0107A	107A	PP - General	\$273.98
				Total	\$273.98
Richard H Juel	385 E Hartford St 8A	0108A	108A	PP - General	\$335.00
				Total	\$335.00
Jones Revocable Family Trust	401 E Hartford St 1A	0201A	201A	PP - General	\$335.00
				Total	\$335.00
Granite Springs Investments LLC	401 E Hartford St 4A	0204A	204A	PP - General	\$0.06
				Total	\$0.06
Jones Revocable Family Trust	401 E Hartford St 5A	0205A	205A	PP - General	\$335.00
				Total	\$335.00
Jones Revocable Family Trust	401 E Hartford St 6A	0206A	206A	PP - General	\$335.00
				Total	\$335.00
Winsome N Arana	401 E Hartford St 8A	0208A	208A	PP - General	\$335.00
				Total	\$335.00
Nancy L Heard	333 E Hartford St 1A	0301A	301A	PP - General	\$335.00
				Total	\$335.00
William Bailey	333 E Hartford St 3A	0303A	303A	PP - General	\$670.00
				Total	\$670.00
Dan B. Roenigk	333 E Hartford St 3B	0303B	303B	PP - General	\$1,340.00
				Total	\$1,340.00
Lisa Elizabeth Moore	333 E Hartford St 4A	0304A	304A	PP - General	\$2,680.00
				Total	\$2,680.00
Judith W Modica,trustee	333 E Hartford St 4B	0304B	304B	PP - General	\$309.00
				Total	\$309.00
Donna Nettis	303 E Hartford St 1A	0401A	401A	PP - General	\$335.00
				Total	\$335.00
James R Garney	303 E Hartford St 1B	0401B	401B	PP - General	\$5.04
				Total	\$5.04
Claudia Williams	303 E Hartford St 2B	0402B	402B	PP - General	\$51.33
				Total	\$51.33
Robert & Barbara Kirschner	303 E Hartford St 3A	0403A	403A	PP - General	\$1,278.23
				Total	\$1,278.23
Joseph A & Elaine M Ling	303 E Hartford St 4A	0404A	404A	PP - General	\$335.00
				Total	\$335.00
Beverly Hills Houses	303 E Hartford St 5A	0405A	405A	PP - General	\$232.00
				Total	\$232.00
Jones Revocable Family Trust	303 E Hartford St 6A	0406A	406A	PP - General	\$335.00
				Total	\$335.00
Jones Revocable Family Trust	303 E Hartford St 7A	0407A	407A	PP - General	\$335.00
				Total	\$335.00
Martin C Hambel, Trustee	261 E Hartford St 1A	0501A	501A	PP - General	\$335.00
				Total	\$335.00

Owner	Address	Account #	Lot #		Prepaid Balance
Terry L Billington	261 E Hartford St 3A	0503A	503A	PP - General	\$0.60
				Total	\$0.60
Alison J Nistad	261 E Hartford St 3B	0503B	503B	PP - General	\$335.00
				Total	\$335.00
Amanda Marie Foster	261 E Hartford St 4B	0504B	504B	PP - General	\$566.00
				Total	\$566.00
John D & Suzanne S Stephenson	261 E Hartford St 6B	0506B	506B	PP - General	\$633.88
				Total	\$633.88
John F Morris	219 E Hartford St 1B	0601B	601B	PP - General	\$335.00
				Total	\$335.00
Sarah F Green	219 E Hartford St 2A	0602A	602A	PP - General	\$13.98
				Total	\$13.98
John Stephenson	219 E Hartford St 4A	0604A	604A	PP - General	\$266.00
				Total	\$266.00
Thomas Pado	219 E Hartford St 5A	0605A	605A	PP - General	\$11.97
				Total	\$11.97
Thomas M McKenna	219 E Hartford St 6A	0606A	606A	PP - General	\$22.00
				Total	\$22.00
Estate of Karen C DOYLE	195 E Hartford St 1A	0701A	701A	PP - General	\$335.00
				Total	\$335.00
Darrick H Buettner	195 E Hartford St 1B	0701B	701B	PP - General	\$670.00
				Total	\$670.00
Wendy Horgan	195 E Hartford St 2B	0702B	702B	PP - General	\$670.00
				Total	\$670.00
Randall A Toth	195 E Hartford St 3A	0703A	703A	PP - General	\$335.00
				Total	\$335.00
Judith A Hartness	175 E Hartford St 2A	0802A	802A	PP - General	\$4.50
				Total	\$4.50
Beverly Hills Houses	175 E Hartford St 3A	0803A	803A	PP - General	\$232.00
				Total	\$232.00
Maria R Mirabilio	175 E Hartford St 8A	0808A	808A	PP - General	\$665.04
				Total	\$665.04
Thomas E Carey	115 E Hartford St 1A	0901A	901A	PP - General	\$7.98
				Total	\$7.98
Stanley B Shyner	115 E Hartford St 1B	0901B	901B	PP - General	\$335.10
				Total	\$335.10
Albert J Olio	115 E Hartford St 4A	0904A	904A	PP - General	\$266.00
				Total	\$266.00
Rita Flannery	115 E Hartford St 6A	0906A	906A	PP - General	\$116.65
				Total	\$116.65
Daniel Fellner	115 E Hartford St 7A	0907A	907A	PP - General	\$330.04
				Total	\$330.04
Ellen Mullaney	95 E Hartford St 1A	1001A	1001A	PP - General	\$31.88
				Total	\$31.88
Citrus Mav LLC	95 E Hartford St 2A	1002A	1002A	PP - General	\$5.12
				Total	\$5.12
Jones Revocable Family Trust	95 E Hartford St 3A	1003A	1003A	PP - General	\$335.00
				Total	\$335.00
Richard H Juel	95 E Hartford St 4A	1004A	1004A	PP - General	\$335.00
				Total	\$335.00
JAKA Property Holdings, LLC	95 E Hartford St 5A	1005A	1005A	PP - General	\$2,680.00
				Total	\$2,680.00
Joseph Savitski	95 E Hartford St 6A	1006A	1006A	PP - General	\$330.00
				Total	\$330.00
David E Cook	95 E Hartford St 7A	1007A	1007A	PP - General	\$472.50
				Total	\$472.50
Michael Bick	95 E Hartford St 10A	1010A	1010A	PP - General	\$335.00
				Total	\$335.00
Rita Bosse	65 E Hartford St 1A	1101A	1101A	PP - General	\$939.99

Owner	Address	Account #	Lot #		Prepaid Balance
				Total	\$939.99
Clifford B Stoneking	65 E Hartford St 2B	1102B	1102B	PP - General	\$2,680.00
				Total	\$2,680.00
Richard M Debruno	65 E Hartford St 3A	1103A	1103A	PP - General	\$8.49
				Total	\$8.49
Alistair Cyril W Co & Glorice Enot Co	65 E Hartford St 6A	1106A	1106A	PP - General	\$2,680.00
				Total	\$2,680.00
Florida Limited Liab Comp	110 E Glassboro Court 2A	1202A	1202A	PP - General	\$563.62
				Total	\$563.62
Edgar H Traver Jr	110 E Glassboro Court 5A	1205A	1205A	PP - General	\$602.92
				Total	\$602.92
Andrew & Shirley Martire	110 E Glassboro Court 6A	1206A	1206A	PP - General	\$0.60
				Total	\$0.60
Shannon Boyer	110 E Glassboro Court 7A	1207A	1207A	PP - General	\$21.96
				Total	\$21.96
Richard W Lambert , ttee	110 E Glassboro Court 8A	1208A	1208A	PP - General	\$335.00
				Total	\$335.00
James V Palmer	156 E Glassboro Court 2B	1302B	1302B	PP - General	\$345.65
				Total	\$345.65
Janelle Bernaky	156 E Glassboro Court 6A	1306A	1306A	PP - General	\$567.00
				Total	\$567.00
Everett L McPhillips	186 E Glassboro Court 1A	1401A	1401A	PP - General	\$42.77
				Total	\$42.77
Spark Real Estate LLC	186 E Glassboro Court 1B	1401B	1401B	PP - General	\$291.35
				Total	\$291.35
David G Bender	186 E Glassboro Court 2B	1402B	1402B	PP - General	\$5.65
				Total	\$5.65
Mitchell A Cook	186 E Glassboro Court 3A	1403A	1403A	PP - General	\$197.00
				Total	\$197.00
John J & Nancy L McCoy	186 E Glassboro Court 3B	1403B	1403B	PP - General	\$670.00
				Total	\$670.00
Julia R Anderson	186 E Glassboro Court 4B	1404B	1404B	PP - General	\$325.00
				Total	\$325.00
Geraldine Jones	210 E Glassboro Court 1A	1501A	1501A	PP - General	\$335.00
				Total	\$335.00
Sharon Blakeman	210 E Glassboro Court 2A	1502A	1502A	PP - General	\$335.00
				Total	\$335.00
Geraldine Jones	210 E Glassboro Court 2B	1502B	1502B	PP - General	\$335.00
				Total	\$335.00
Robert D Mhlbachler	210 E Glassboro Court 3A	1503A	1503A	PP - General	\$670.00
				Total	\$670.00
Howard T Hill	210 E Glassboro Court 3B	1503B	1503B	PP - General	\$335.00
				Total	\$335.00
Vernon W Stephan	210 E Glassboro Court 4A	1504A	1504A	PP - General	\$599.51
				Total	\$599.51
Patrick & Marcia Smith	210 E Glassboro Court 4B	1504B	1504B	PP - General	\$335.00
				Total	\$335.00
Daniel D Wyles	210 E Glassboro Court 5A	1505A	1505A	PP - General	\$0.11
				Total	\$0.11
Edward J Pernu	240 E Glassboro Court 2A	1602A	1602A	PP - General	\$20.00
				Total	\$20.00
Kenneth Hoss	240 E Glassboro Court 3A	1603A	1603A	PP - General	\$335.00
				Total	\$335.00
Paul & Margaret Crowley ttee	240 E Glassboro Court 4B	1604B	1604B	PP - General	\$495.17
				Total	\$495.17
Judith G Lapatka	240 E Glassboro Court 5B	1605B	1605B	PP - General	\$670.00
				Total	\$670.00
Michael J & Katherine F Murphy	270 E Glassboro Court 1A	1701A	1701A	PP - General	\$705.00
				Total	\$705.00

Owner	Address	Account #	Lot #		Prepaid Balance
Aquaview , LLC	270 E Glassboro Court 2A	1702A	1702A	PP - General	\$335.00
				Total	\$335.00
Richard L. Baglole	270 E Glassboro Court 3A	1703A	1703A	PP - General	\$280.00
				Total	\$280.00
Charles E Campbell	270 E Glassboro Court 3B	1703B	1703B	PP - General	\$2,683.00
				Total	\$2,683.00
Barry Craig Webber	270 E Glassboro Court 4A	1704A	1704A	PP - General	\$335.00
				Total	\$335.00
Robert & Sandra Koers	270 E Glassboro Court 4B	1704B	1704B	PP - General	\$335.00
				Total	\$335.00
Rae Keaney	300 E Glassboro Court 1A	1801A	1801A	PP - General	\$35.00
				Total	\$35.00
Aquaview , LLC	300 E Glassboro Court 2A	1802A	1802A	PP - General	\$335.00
				Total	\$335.00
Palmira N Simmons	300 E Glassboro Court 2B	1802B	1802B	PP - General	\$1,240.03
				Total	\$1,240.03
Dawn Duffy	300 E Glassboro Court 3B	1803B	1803B	PP - General	\$161.00
				Total	\$161.00
John Heggie	300 E Glassboro Court 4B	1804B	1804B	PP - General	\$336.00
				Total	\$336.00
Beverly Hills Houses, Inc	300 E Glassboro Court 5A	1805A	1805A	PP - General	\$567.00
				Total	\$567.00
Robert D Flynn	300 E Glassboro Court 6A	1806A	1806A	PP - General	\$335.00
				Total	\$335.00
Mary L Mayhew	340 E Glassboro Court 2B	1902B	1902B	PP - General	\$310.55
				Total	\$310.55
Daniel Ford Successor Trustee	340 E Glassboro Court 4A	1904A	1904A	PP - General	\$659.88
				Total	\$659.88
Kathleen A Jaillet	340 E Glassboro Court 4B	1904B	1904B	PP - General	\$335.00
				Total	\$335.00
Diego F Salgado	340 E Glassboro Court 5A	1905A	1905A	PP - General	\$335.00
				Total	\$335.00
Joseph O McCarthy	340 E Glassboro Court 6A	1906A	1906A	PP - General	\$335.00
				Total	\$335.00
Steven P Sachewicz	370 E Glassboro Court 2A	2002A	2002A	PP - General	\$301.00
				Total	\$301.00
Melinda K McCullough	370 E Glassboro Court 2B	2002B	2002B	PP - General	\$335.00
				Total	\$335.00
Judith B Stockwell , Trustee	370 E Glassboro Court 3A	2003A	2003A	PP - General	\$670.00
				Total	\$670.00
Donna Speed	370 E Glassboro Court 3B	2003B	2003B	PP - General	\$2,680.00
				Total	\$2,680.00
Michael E. Askew	370 E Glassboro Court 4A	2004A	2004A	PP - General	\$2,680.00
				Total	\$2,680.00
Vito J Damore	370 E Glassboro Court 5A	2005A	2005A	PP - General	\$2,021.02
				Total	\$2,021.02
Matthew Romania	370 E Glassboro Court 6A	2006A	2006A	PP - General	\$4.76
				Total	\$4.76
Jones Revocable Family Trust	400 E Glassboro Court 1A	2101A	2101A	PP - General	\$335.00
				Total	\$335.00
Angelo J & Carol A Lanzillo	400 E Glassboro Court 2B	2102B	2102B	PP - General	\$335.00
				Total	\$335.00
Jones Revocable Family Trust	400 E Glassboro Court 3A	2103A	2103A	PP - General	\$335.00
				Total	\$335.00
Wendy Horgan	400 E Glassboro Court 3B	2103B	2103B	PP - General	\$4.20
				Total	\$4.20
Colby Elizabeth George	400 E Glassboro Court 4A	2104A	2104A	PP - General	\$266.00
				Total	\$266.00
Jones Revocable Family Trust	400 E Glassboro Court 4B	2104B	2104B	PP - General	\$335.00

Owner	Address	Account #	Lot #	Prepaid Balance
				Total
				\$335.00
				PP - General
				\$60,601.00
				Total
				\$60,601.00

Greenbriar of Citrus Hills
BANK RECONCILIATION
Statement Date: 4/30/2023

Run Date: 05/05/2023
Run Time: 07:57 AM

Reconciliation Summary: AAB - Alliance Association Bank		GL Account: 01042 - Alliance Ckg #8423	
Bank Statement Balance	\$190,710.58	Account Balance	\$185,769.84
GL Account Balance	\$185,769.84	+ Uncleared Payments	\$4,940.74
Difference	\$4,940.74	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$190,710.58
		- Statement Balance	\$190,710.58
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
ach	4/28/2023	AP 182314 LOWE'S - LOWE'S	Uncleared	0.00	784.72
1803	4/27/2023	AP 187007 PUTCH - MICHAEL PUTCH LLC	Uncleared	0.00	450.00
1800	4/27/2023	AP 187007 RING - RING POWER CORP	Uncleared	0.00	498.47
1801	4/27/2023	AP 187007 RING - RING POWER CORP	Uncleared	0.00	498.47
1799	4/27/2023	AP 187007 SUNCOA - SUNCOAST PLUMBING INC	Uncleared	0.00	2,005.00
1802	4/27/2023	AP 187007 verizon - Verizon	Uncleared	0.00	54.04
1798	4/21/2023	AP 185735 FPC - FLORIDA PEST CONTROL & C...	Uncleared	0.00	213.00
1797	4/21/2023	AP 185735 spiro - Spiro Colivas	Uncleared	0.00	297.26
1794	4/13/2023	AP 183694 WASTE - WASTE MANAGEMENT INC OF FL	Uncleared	0.00	30.11
1793	4/10/2023	AP 182438 ADias - Al Dias	Uncleared	0.00	109.67
Totals				\$0.00	\$4,940.74



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: March 31, 2023
This statement: April 30, 2023
Total days in statement period: 30

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XXXXXX8423
(0)

Direct inquiries to:
888-734-4567

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

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX8423	Beginning balance	\$175,248.21
Low balance	\$176,066.56	Total additions	82,508.91
Average balance	\$193,904.13	Total subtractions	67,046.54
Avg collected balance	\$191,430	Ending balance	\$190,710.58

CHECKS

Number	Date	Amount	Number	Date	Amount
1773	04-03	84.20	1785	04-17	780.00
1774	04-12	300.00	1786	04-13	742.00
1775	04-05	1,800.00	1787	04-25	1,270.00
1776	04-05	2,865.00	1788	04-26	293.00
1777	04-11	450.00	1789	04-25	125.00
1778	04-14	42.49	1790	04-26	170.00
1779	04-11	749.40	1791	04-26	814.00
1780	04-13	213.00	1792	04-27	100.70
1781	04-06	2,832.96	1795 *	04-21	73.10
1782	04-11	1,500.00	1796	04-25	3,344.00
1783	04-11	190.00			
1784	04-21	10.73			

* Skip in check sequence

DEBITS

Date	Description	Subtractions
04-05	ACH Debit INTUIT PAYROLL S QUICKBOOKS 230405 592501605	1,620.44

Date	Description	Subtractions
04-12	' ACH Debit DUKEENERGY BILL PAY 230412	32.93
04-12	' ACH Debit DUKEENERGY BILL PAY 230412	371.94
04-12	' ACH Debit DUKEENERGY BILL PAY 230412	802.25
04-13	Miscellaneous Debit EPAY 36031823	300.00
04-13	' Service Charge EPAY RETURN FEE	10.00
04-14	' ACH Debit IRS USATAXPYMT 230414 225350454896656	970.86
04-18	' ACH Debit DUKEENERGY BILL PAY 230418	728.87
04-19	' ACH Debit INTUIT PAYROLL S QUICKBOOKS 230419 592501605	1,328.70
04-24	' ACH Debit GB CITRUS HILLS RES FUNDS 230424	19,750.00
04-25	' ACH Debit LumenCenturyLink SPEEDPAY 230425	186.71
04-28	' ACH Debit FLA DEPT REVENUE CUT 230428 41324372	10.67
04-28	' ACH Debit IRS USATAXPYMT 230428 225351864610641	63.99

CREDITS

Date	Description	Additions
04-03	' Lockbox Deposit	8,005.00
04-04	' Lockbox Deposit	335.00
04-05	' Lockbox Deposit	1,340.00
04-06	' Remote Deposit	29,168.00
04-06	' Lockbox Deposit	335.00
04-07	' Lockbox Deposit	1,675.00
04-10	' Lockbox Deposit	935.00
04-11	' Remote Deposit	17,295.68
04-13	' Remote Deposit	1,759.85
04-17	' Remote Deposit	1,614.00
04-17	' Lockbox Deposit	335.00
04-20	' Lockbox Deposit	335.00
04-21	' Remote Deposit	2,310.00
04-25	' Lockbox Deposit	970.00
04-26	' Remote Deposit	1,594.00

Date	Description	Additions
04-26	' Remote Deposit	11,020.00
04-28	' Remote Deposit	2,808.45
04-28	' Lockbox Deposit	670.00
04-30	' Interest Credit	3.93

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
03-31	175,248.21	04-12	198,618.17	04-24	180,022.27
04-03	183,169.01	04-13	199,113.02	04-25	176,066.56
04-04	183,504.01	04-14	198,099.67	04-26	187,403.56
04-05	178,558.57	04-17	199,268.67	04-27	187,302.86
04-06	205,228.61	04-18	198,539.80	04-28	190,706.65
04-07	206,903.61	04-19	197,211.10	04-30	190,710.58
04-10	207,838.61	04-20	197,546.10		
04-11	200,789.83	04-21	199,772.27		

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	30
Average balance for APY	\$191,430.93
Interest earned	\$3.93

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

Last statement: March 31, 2023
This statement: April 30, 2023
Total days in statement period: 30

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

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XXXXXX7294
(0)

Direct inquiries to:
888-734-4567

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

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX7294	Beginning balance	\$99,099.08
Low balance	\$99,099.08	Total additions	20.37
Average balance	\$99,099.08	Total subtractions	0.00
Avg collected balance	\$99,099	Ending balance	\$99,119.45
Interest paid year to date	\$81.43		

CREDITS

Date	Description	Additions
04-30	Interest Credit	20.37

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
03-31	99,099.08	04-30	99,119.45		

INTEREST INFORMATION

Annual percentage yield earned	0.25%
Interest-bearing days	30
Average balance for APY	\$99,099.08
Interest earned	\$20.37

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



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 ccbq.com/equity. *Equal Housing Lender

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

Date 4/28/23
Primary Account

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XXXXXXXX5247

CHECKING ACCOUNT

EVERYDAY CHECKING FOR BUSINESS	Images	5
Account Number XXXXXX5247	Statement Dates	4/03/23 thru 4/30/23
Previous Balance 360,318.74	Days in this Statement Period	28
1 Deposits/Credits 19,750.00	Avg Ledger Balance	319,885.93
7 Checks/Debits 92,678.68	Avg Collected Balance	319,885.93
Service Charges .00		
Interest Paid .00		
Ending Balance 287,390.06		

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
4/24	GB CITRUS HILLS RES FUNDS CCD	19,750.00

OTHER DEBITS

Date	Description	Amount
4/07	AFT TRSFR TO LOAN ACCT NO. XXXXXXX1624	8,786.69-
4/17	AFT TRSFR TO LOAN ACCT NO. XXXXXXX0136	1,749.14-



e | statement

Capital City Bank OnLine

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

Date 4/28/23
Primary Account

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XXXXXXXX5247

EVERYDAY CHECKING FOR BUSINESS

XXXXXXXX5247 (Continued)

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
4/04	20	16,428.57	4/28	23	16,428.57
4/04	21	16,428.57	4/28	24	16,428.57
4/28	22	16,428.57			

* Denotes missing check numbers

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
4/03	360,318.74	4/07	318,674.91	4/24	336,675.77
4/04	327,461.60	4/17	316,925.77	4/28	287,390.06

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

Greenbriar of Citrus Hills
2541 N Reston Terrace
Hernando FL 34442

Capital City Bank 20

Date: 3/24/2023

Pay Exactly: ** 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

** \$16,428.57 **

Authorized Signature

⑆0000 20⑆ ⑆06 1 2 1 1 6 4 7⑆ 0000 1000 1005 24 7⑆

Check 20 Date: 04/04 Amount: \$16,428.57

Greenbriar of Citrus Hills
2541 N Reston Terrace
Hernando FL 34442

Capital City Bank 21

Date: 3/24/2023

Pay Exactly: ** 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

** \$16,428.57 **

Authorized Signature

⑆0000 21⑆ ⑆06 1 2 1 1 6 4 7⑆ 0000 1000 1005 24 7⑆

Check 21 Date: 04/04 Amount: \$16,428.57

Greenbriar of Citrus Hills
2541 N Reston Terrace
Hernando FL 34442

Capital City Bank 22

Date: 4/27/2023

Pay Exactly: ** 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

** \$16,428.57 **

Authorized Signature

⑆0000 22⑆ ⑆06 1 2 1 1 6 4 7⑆ 0000 1000 1005 24 7⑆

Check 22 Date: 04/28 Amount: \$16,428.57

Greenbriar of Citrus Hills
2541 N Reston Terrace
Hernando FL 34442

Capital City Bank 23

Date: 4/27/2023

Pay Exactly: ** 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

** \$16,428.57 **

Authorized Signature

⑆0000 23⑆ ⑆06 1 2 1 1 6 4 7⑆ 0000 1000 1005 24 7⑆

Check 23 Date: 04/28 Amount: \$16,428.57

Greenbriar of Citrus Hills
2541 N Reston Terrace
Hernando FL 34442

Capital City Bank 24

Date: 4/27/2023

Pay Exactly: ** 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

** \$16,428.57 **

Authorized Signature

⑆0000 24⑆ ⑆06 1 2 1 1 6 4 7⑆ 0000 1000 1005 24 7⑆

Check 24 Date: 04/28 Amount: \$16,428.57



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

Last statement: March 31, 2023
This statement: April 30, 2023
Total days in statement period: 30

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

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XXXXXX8651
(0)

Direct inquiries to:
888-734-4567

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

THANK YOU FOR BANKING WITH US!

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	30
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



Alliance Association Bank

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Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: March 31, 2023
This statement: April 30, 2023
Total days in statement period: 30

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

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XXXXXX4856
(0)

Direct inquiries to:
888-734-4567

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

THANK YOU FOR BANKING WITH US!

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	30
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