

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

FINANCIAL STATEMENTS AND

BUDGET COMPARISON

SEPTEMBER 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 September 30, 2023, and the related statement of revenue and expenses vs budget for the one month and 9 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
October 2, 2023

Greenbriar of Citrus Hills

Run Date: 10/02/2023

Run Time: 11:52 AM

FUND BALANCE SHEET

As of: 09/30/2023

Assets

Account	Operating	Reserves	Total
01040 Petty Cash	\$210.28		\$210.28
01042 Alliance Ckg #8423	\$112,759.35		\$112,759.35
01043 Alliance MM #7294	\$189,298.27		\$189,298.27
01044 Alliance Petty Cash x4856	\$500.04		\$500.04
01046 Alliance Petty Cash x8651	\$152.00		\$152.00
01074 Capital City Rese #5247		\$98,388.56	\$98,388.56
01105 Assessment Receivable	\$25,988.16		\$25,988.16
01106 Allowance for Bad Debt	(\$13,745.33)		(\$13,745.33)
01108 Accounts Receivable-GBriar Two	\$2,339.52		\$2,339.52
01110 Special Assmt AR	\$66,918.14		\$66,918.14
01300 Deposit Duke Energy	\$370.00		\$370.00
01350 Prepaid Insurance 10/11	\$13,642.26		\$13,642.26
01365 Prepaid Pest	\$4,684.50		\$4,684.50
Total Assets	\$403,117.19	\$98,388.56	\$501,505.75

Liabilities

Account	Operating	Reserves	Total
02020 Prepaid Assessments	\$30,876.71		\$30,876.71
02025 Payroll Tax Liability	\$854.34		\$854.34
02035 Capital City Bk Roof Loan		\$340,594.55	\$340,594.55
02036 Capital City Loan x0136		\$319,814.74	\$319,814.74
Total Liabilities	\$31,731.05	\$660,409.29	\$692,140.34

Equity

Account	Operating	Reserves	Total
03005 Reserves - Capital Funds		(\$184,923.69)	(\$184,923.69)
03006 Reserve Distributions		(\$377,097.04)	(\$377,097.04)
03510 Prior Years Earnings	\$283,807.00		\$283,807.00
Current Year Net Income/(Loss)	\$87,579.14	\$0.00	\$87,579.14
Total Equity	\$371,386.14	(\$562,020.73)	(\$190,634.59)
Total Liabilities & Equity	\$403,117.19	\$98,388.56	\$501,505.75

Greenbriar of Citrus Hills

Run Date: 10/02/2023
Run Time: 11:52 AM

INCOME STATEMENT

Start: 09/01/2023 | End: 09/30/2023

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	633,150.00	633,150.00	0.00	844,200.00
04020 Special Assmt Income	105,000.00	0.00	105,000.00	105,000.00	0.00	105,000.00	0.00
04065 Interest on Delq Balance	199.91	0.00	199.91	2,896.98	0.00	2,896.98	0.00
04180 Interest on Operating Acct	56.40	0.00	56.40	289.45	0.00	289.45	0.00
04220 Miscellaneous Income	500.00	0.00	500.00	500.00	0.00	500.00	0.00
Total	176,106.31	70,350.00	105,756.31	741,836.43	633,150.00	108,686.43	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	24,942.15	26,129.97	1,187.82	34,840.00
06020 Accounting Fees / Tax Prep	0.00	75.00	75.00	5,400.00	1,325.00	(4,075.00)	1,550.00
06030 Website Maintenance	0.00	83.33	83.33	243.08	749.97	506.89	1,000.00
06040 Legal Fees	690.00	666.67	(23.33)	(3,664.90)	6,000.03	9,664.93	8,000.00
06050 Annual Meeting Rental Fee	0.00	0.00	0.00	742.00	750.00	8.00	750.00
06080 Bank Charges	0.50	8.33	7.83	(7.75)	74.97	82.72	100.00
06100 Insurance General Liability	22,281.78	20,863.33	(1,418.45)	200,466.02	187,769.97	(12,696.05)	250,360.00
06150 Insurance Workmans Comp.	0.00	91.67	91.67	(1,409.00)	825.03	2,234.03	1,100.00
06160 Employee Salaries	4,054.38	5,000.00	945.62	31,376.82	45,000.00	13,623.18	60,000.00
06165 Employee Payroll Tax Exp	310.17	500.00	189.83	2,530.87	4,500.00	1,969.13	6,000.00
06170 Office Supplies / Postage	516.01	166.67	(349.34)	3,572.86	1,500.03	(2,072.83)	2,000.00
06220 Corporate Report/DBPR	0.00	0.00	0.00	61.25	62.00	0.75	62.00
06260 Bad Debt	(2,829.07)	600.00	3,429.07	(66.18)	5,400.00	5,466.18	7,200.00
06290 Miscellaneous	2,275.80	0.00	(2,275.80)	2,895.00	0.00	(2,895.00)	0.00
06510 Grounds Maintenance	4,665.00	4,508.33	(156.67)	41,985.00	40,574.97	(1,410.03)	54,100.00
06511 Ground Maint Pest Control	1,561.50	1,583.33	21.83	14,053.50	14,249.97	196.47	19,000.00
06515 Mulch / Sod / Plants	740.65	500.00	(240.65)	4,271.67	4,500.00	228.33	6,000.00
06520 Erosion Control	0.00	0.00	0.00	7,300.00	0.00	(7,300.00)	0.00
06570 Tree Trimming / Removal	0.00	833.33	833.33	1,600.00	7,499.97	5,899.97	10,000.00
06580 Termites	3,109.12	250.00	(2,859.12)	3,109.12	2,250.00	(859.12)	3,000.00
06600 Extermination	213.00	216.67	3.67	1,917.00	1,950.03	33.03	2,600.00
06610 Irrigation Repairs / Maint	189.35	416.67	227.32	7,613.52	3,750.03	(3,863.49)	5,000.00
06615 Equipment Maintenance	199.23	250.00	50.77	3,600.17	2,250.00	(1,350.17)	3,000.00
06650 Water Well Maint / Water Plant	1,190.00	833.33	(356.67)	12,365.47	7,499.97	(4,865.50)	10,000.00
06700 Signage	0.00	83.33	83.33	13,718.39	749.97	(12,968.42)	1,000.00
06910 Repairs	2,656.55	2,500.00	(156.55)	35,908.01	22,500.00	(13,408.01)	30,000.00
06920 Contracted Maintenance	0.00	333.33	333.33	0.00	2,999.97	2,999.97	4,000.00
07010 Pool Expenses	545.69	1,166.67	620.98	9,154.43	10,500.03	1,345.60	14,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07020 Pool License	0.00	0.00	0.00	250.00	250.00	0.00	250.00
07820 Trash Removal	754.46	1,175.00	420.54	9,026.45	10,575.00	1,548.55	14,100.00
07830 Electricity	1,282.35	1,666.67	384.32	16,023.70	15,000.03	(1,023.67)	20,000.00
07840 Sewer Maint. - Waste Water	587.87	2,916.67	2,328.80	24,784.40	26,250.03	1,465.63	35,000.00
07850 Telephone	304.61	308.33	3.72	2,744.24	2,774.97	30.73	3,700.00
08005 Reserves Capital Fund	19,750.00	19,750.00	0.00	177,750.00	177,750.00	0.00	237,000.00
Total	67,820.30	70,249.99	2,429.69	654,257.29	633,961.91	(20,295.38)	844,712.00
Net Income	108,286.01	100.01	108,186.00	87,579.14	(811.91)	88,391.05	(512.00)

Greenbriar of Citrus Hills

Run Date: 10/02/2023
Run Time: 11:52 AM

GENERAL LEDGER DETAIL

As of: Start: 09/01/2023 | End: 09/30/2023

Account					Balance Forward	Debits	Credits	Ending Balance
01040 Petty Cash					\$82.28	\$200.00	\$72.00	\$210.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/11/2023	AP 210490 - Enter Bill		VSC - VILLAGES SERVICES INC.	copies,postage,supplies,tires,lamp post, lumber		\$200.00	\$0.00	
9/18/2023	GL 211797 - Journal Entry		Racetrac - gas for equipment	Racetrac - gas for equipment		\$0.00	\$72.00	
01042 Alliance Ckg #8423					\$62,072.81	\$100,999.65	\$50,313.11	\$112,759.35
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/1/2023	AP 204822 - Print Check	1902	VANS - VANS LAWN MAINTENANCE INC	September lawn maintenance		\$0.00	\$2,865.00	
9/1/2023	AP 204822 - Print Check	1903	VANS - VANS LAWN MAINTENANCE INC	September shrub bed maintenance		\$0.00	\$1,800.00	
9/1/2023	AP 205499 - Print Check	1908	HARMON - DOUGLAS HARMON	Aug sewer plant operator		\$0.00	\$1,500.00	
9/1/2023	AP 205499 - Print Check	1909	HARMON - DOUGLAS HARMON	August water plant operator		\$0.00	\$240.00	
9/1/2023	AP 205499 - Print Check	1907	Waste Pro of Florida Inc	Sept trash service		\$0.00	\$754.46	
9/1/2023	AP 205509 - Print Check	1911	VSC - VILLAGES SERVICES INC.	September management		\$0.00	\$2,832.96	
9/1/2023	AR 209511 - Cash Receipts - Lockbox	38858469				\$4,990.00	\$0.00	
9/5/2023	AR 209955 - Cash Receipts - Lockbox	39041359				\$5,725.00	\$0.00	
9/6/2023	AP 204827 - Hand Written Check	ach	DUKE - DUKE ENERGY	lift by tower		\$0.00	\$59.45	
9/6/2023	AP 204828 - Hand Written Check	ach	DUKE - DUKE ENERGY	Bldg 1		\$0.00	\$30.79	
9/6/2023	AP 204829 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 2		\$0.00	\$30.79	
9/6/2023	AP 204830 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 3		\$0.00	\$30.79	
9/6/2023	AP 204831 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 4		\$0.00	\$30.79	
9/6/2023	AP 204832 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 5		\$0.00	\$30.79	
9/6/2023	AP 204833 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 6		\$0.00	\$30.79	
9/6/2023	AP 204834 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 7		\$0.00	\$30.79	
9/6/2023	AP 204835 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 8		\$0.00	\$30.79	
9/6/2023	AP 204836 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 9		\$0.00	\$30.79	
9/6/2023	AP 204837 -	ach	DUKE - DUKE ENERGY	bldg 10		\$0.00	\$30.79	

Account				Balance Forward	Debits	Credits	Ending Balance
9/6/2023	Hand Written Check AP 204838 -	ach	DUKE - DUKE ENERGY	bldg 11	\$0.00	\$30.79	
9/6/2023	Hand Written Check AP 204839 -	ach	DUKE - DUKE ENERGY	bldg 12	\$0.00	\$30.79	
9/6/2023	Hand Written Check AP 204840 -	ach	DUKE - DUKE ENERGY	bldg 13	\$0.00	\$30.79	
9/6/2023	Hand Written Check AP 204841 -	ach	DUKE - DUKE ENERGY	bldg 14	\$0.00	\$30.79	
9/6/2023	Hand Written Check AP 204842 -	ach	DUKE - DUKE ENERGY	bldg 15	\$0.00	\$30.79	
9/6/2023	Hand Written Check AP 204843 -	ach	DUKE - DUKE ENERGY	bldg 16	\$0.00	\$30.79	
9/6/2023	Hand Written Check AP 204844 -	ach	DUKE - DUKE ENERGY	bldg 17	\$0.00	\$30.79	
9/6/2023	Hand Written Check AP 204845 -	ach	DUKE - DUKE ENERGY	bldg 18	\$0.00	\$32.93	
9/6/2023	Hand Written Check AP 204846 -	ach	DUKE - DUKE ENERGY	bldg 19	\$0.00	\$30.79	
9/6/2023	Hand Written Check AP 204847 -	ach	DUKE - DUKE ENERGY	bldg 20	\$0.00	\$30.79	
9/6/2023	Hand Written Check AP 204848 -	ach	DUKE - DUKE ENERGY	bldg 21	\$0.00	\$30.79	
9/6/2023	AR 209953 - Cash Receipts -	01		sale of two small trailers	\$500.00	\$0.00	
9/6/2023	Miscellaneous AR 209954 -	0000995126			\$22,139.49	\$0.00	
9/6/2023	Cash Receipts - Manual				\$335.00	\$0.00	
9/6/2023	AR 209989 -	39173488					
9/7/2023	Lockbox GL 209596 -		Jeff Dow payroll	Jeff Dow payroll	\$0.00	\$1,078.16	
9/7/2023	Journal Entry GL 209597 -		Giovanni Cologna	Giovanni Cologna	\$0.00	\$998.95	
9/7/2023	Journal Entry GL 209598 -		Armando Cologna	Armando Cologna	\$0.00	\$119.49	
9/7/2023	Journal Entry AR 210002 -	39198907			\$1,675.00	\$0.00	
9/8/2023	Cash Receipts - Lockbox				\$7,734.54	\$0.00	
9/8/2023	AR 210045 -	371					
9/8/2023	Cash Receipts - Manual				\$0.00	\$335.00	
9/8/2023	AR 212599 -	0101					
9/9/2023	Backout Payment AP 204826 -	ach	DUKE - DUKE ENERGY	lift station	\$0.00	\$17.59	
9/9/2023	Hand Written Check AP 213025 -	ach	verizon - Verizon	phone service	\$0.00	\$54.04	
9/11/2023	Hand Written Check AP 205396 -	ach	DUKE - DUKE ENERGY	pool electric	\$0.00	\$328.90	

Account				Balance Forward	Debits	Credits	Ending Balance
9/11/2023	Hand Written Check AP 205397 - ach		DUKE - DUKE ENERGY		well electric \$0.00	\$304.72	
9/11/2023	Hand Written Check AP 210443 - 1915		AHATH - ANNE HATHORN LEGAL SERV LLC		legal opinion on leaks \$0.00	\$165.00	
9/11/2023	Print Check AP 210443 - 1914		MICHEL - MICHELLE'S ACCOUNTING & TAX IN		August printing/copies \$0.00	\$34.10	
9/11/2023	Print Check AP 210443 - 1913		WAUGH - Waugh Grant PLLC		legal services \$0.00	\$690.00	
9/11/2023	Print Check AP 210443 - 1912		FGE - FGE Prints LLC		no diving pool signs \$0.00	\$42.40	
9/11/2023	Print Check AP 210492 - 1916		VSC - VILLAGES SERVICES INC.		copies,postage,supplies,tires,lamp post, lumber \$0.00	\$1,234.64	
9/11/2023	Cash Receipts - Manual AR 210597 - 6790				\$7,263.42	\$0.00	
9/11/2023	Cash Receipts - Lockbox AR 210598 - 39243562				\$970.00	\$0.00	
9/12/2023	Cash Receipts - Lockbox AR 210868 - 39275958				\$2,784.08	\$0.00	
9/12/2023	Journal Entry GL 212380 - Reserve Funding			RJE16	\$0.00	\$19,750.00	
9/13/2023	Print Check AP 210902 - 1917		HARMON - DOUGLAS HARMON		well new controller for compressor \$0.00	\$950.00	
9/13/2023	Print Check AP 210908 - 1918		BCOVEL - B. COVELL AUTOMA & DESIGN LLC		auto dialer for WW plant Sept \$0.00	\$125.00	
9/13/2023	Print Check AP 210908 - 1919		FPC - FLORIDA PEST CONTROL & CHEMICA		drywood termite policy \$0.00	\$3,109.12	
9/13/2023	Print Check AP 210908 - 1920		FGE - FGE Prints LLC		letters \$0.00	\$72.93	
9/13/2023	Cash Receipts - Manual AR 210948 - 0000005257				\$1,505.00	\$0.00	
9/13/2023	Print Check AP 210965 - 1921		Prestar Services		Appraisal/Insurance Replacement cost \$0.00	\$2,275.80	
9/14/2023	Cash Receipts - Manual AR 211359 - 6791				\$1,602.40	\$0.00	
9/14/2023	Hand Written Check AP 213017 - ach		DUKE - DUKE ENERGY		lift station \$0.00	\$674.65	
9/15/2023	Hand Written Check AP 209595 - ach		USTREA - U.S. TREASURY		August 941 payroll taxes \$0.00	\$574.74	
9/18/2023	Print Check AP 211749 - 1922		DSPOOL - DEBRA HOARD		monthly pool service September \$0.00	\$450.00	
9/18/2023	Print Check AP 211749 - 1923		advsep - Advanced Septic, Portable Toilets		portable toilet Sept 15 - Oct 12 \$0.00	\$100.70	
9/18/2023	Cash Receipts - Manual AR 211788 - 0089587361				\$3,105.08	\$0.00	
9/18/2023	Cash Receipts - Manual AR 211789 - 138				\$7,000.00	\$0.00	
9/18/2023	Cash Receipts - Lockbox AR 211879 - 39320201				\$335.00	\$0.00	
9/18/2023	Misc Bank Transaction GL 213026 -				bank service fee for return deposit \$0.00	\$10.00	
9/19/2023	Print Check AP 211825 - 1924		Richard L Baglolo		Owner Refund \$0.00	\$765.00	

Account					Balance Forward	Debits	Credits	Ending Balance
9/20/2023	AR 212000 -	39338156				\$335.00	\$0.00	
	Cash Receipts -							
	Lockbox							
9/21/2023	GL 211794 -		Armando Cologna	Armando Cologna		\$0.00	\$256.95	
	Journal Entry							
9/21/2023	GL 211795 -		Giovanni Cologna	Giovanni Cologna		\$0.00	\$572.49	
	Journal Entry							
9/21/2023	GL 211796 -		Jeff Dow payroll	Jeff Dow payroll		\$0.00	\$494.67	
	Journal Entry							
9/21/2023	AR 212004 -	0091868755				\$5,205.00	\$0.00	
	Cash Receipts -							
	Manual							
9/25/2023	AP 210901 -	ach	CENTUR - CENTURY LINK*	phone service		\$0.00	\$188.96	
	Hand Written							
	Check							
9/25/2023	AR 212343 -	39376841				\$1,070.00	\$0.00	
	Cash Receipts -							
	Lockbox							
9/26/2023	AR 212341 -	2279				\$16,891.73	\$0.00	
	Cash Receipts -							
	Manual							
9/27/2023	AP 212470 -	1927	PUTCH - MICHAEL PUTCH LLC	September roto till ponds		\$0.00	\$450.00	
	Print Check							
9/27/2023	AR 212477 -	910145				\$1,675.00	\$0.00	
	Cash Receipts -							
	Manual							
9/27/2023	AP 212491 -	1928	SUNCOA - SUNCOAST PLUMBING INC	leak in Bldg 18		\$0.00	\$862.00	
	Print Check							
9/28/2023	AP 210491 -	ach	LOWES - LOWE'S	Maintenance supplies		\$0.00	\$2,287.55	
	Hand Written							
	Check							
9/28/2023	AR 212612 -	1192				\$3,437.00	\$0.00	
	Cash Receipts -							
	Manual							
9/28/2023	AP 212660 -	1929	MICHEL - MICHELLE'S ACCOUNTING & TAX IN	printing/copies Sept 2023		\$0.00	\$25.96	
	Print Check							
9/28/2023	AP 212723 -	1931	FPC - FLORIDA PEST CONTROL & CHEMICA	rodent control		\$0.00	\$213.00	
	Print Check							
9/28/2023	AR 212740 -	0093068268				\$3,849.96	\$0.00	
	Cash Receipts -							
	Manual							
9/28/2023	AR 212776 -	39417932				\$335.00	\$0.00	
	Cash Receipts -							
	Lockbox							
9/29/2023	AR 212876 -	39449718				\$535.00	\$0.00	
	Cash Receipts -							
	Lockbox							
9/30/2023	GL 213014 -		Operating Interest	RJE14		\$1.95	\$0.00	
	Journal Entry							
01043 Alliance MM #7294					\$189,243.83	\$54.44	\$0.00	\$189,298.27
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/30/2023	GL 213014 - Journal Entry		Operating Interest	RJE14		\$54.44	\$0.00	
01044 Alliance Petty Cash x4856					\$500.03	\$0.01	\$0.00	\$500.04
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/30/2023	GL 213014 - Journal Entry		Operating Interest	RJE14		\$0.01	\$0.00	
01046 Alliance Petty Cash x8651					\$152.00	\$0.00	\$0.00	\$152.00
01074 Capital City Rese #5247					\$94,359.64	\$19,750.00	\$15,721.08	\$98,388.56
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	

Account					Balance Forward	Debits	Credits	Ending Balance
9/7/2023	GL 212381 - Journal Entry		Loan Payment	RJELOAN		\$0.00	\$8,786.69	
9/12/2023	GL 212380 - Journal Entry		Reserve Funding	RJE16		\$19,750.00	\$0.00	
9/15/2023	GL 210440 - Journal Entry		loan #2 payment	loan #2 payment		\$0.00	\$6,934.39	
01105 Assessment Receivable					\$35,685.67	\$70,904.91	\$80,602.42	\$25,988.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/1/2023	AR 205328 - Apply Charges					\$70,350.00	\$0.00	
9/1/2023	AR 205329 - Apply PrePays					\$0.00	\$22,685.44	
9/1/2023	AR 209511 - Cash Receipts - Lockbox	38858469				\$0.00	\$3,925.40	
9/1/2023	AR 209912 - Apply PrePays					\$0.00	\$10,759.04	
9/5/2023	AR 209955 - Cash Receipts - Lockbox	39041359				\$0.00	\$4,522.94	
9/6/2023	AR 209954 - Cash Receipts - Manual	0000995126				\$0.00	\$19,548.03	
9/6/2023	AR 209989 - Cash Receipts - Lockbox	39173488				\$0.00	\$335.00	
9/7/2023	AR 210002 - Cash Receipts - Lockbox	39198908				\$0.00	\$1,005.00	
9/8/2023	AR 210045 - Cash Receipts - Manual	371				\$0.00	\$1,990.00	
9/8/2023	AR 212599 - Backout Payment	0101				\$335.00	\$0.00	
9/8/2023	AR 212600 - Apply NSF	0101				\$20.00	\$0.00	
9/11/2023	AR 210597 - Cash Receipts - Manual	6790				\$0.00	\$5,946.56	
9/11/2023	AR 210598 - Cash Receipts - Lockbox	39243562				\$0.00	\$917.84	
9/12/2023	AR 210868 - Cash Receipts - Lockbox	39275958				\$0.00	\$2,784.08	
9/13/2023	AR 210948 - Cash Receipts - Manual	0000005257				\$0.00	\$677.77	
9/14/2023	AR 211288 - Apply Interest					\$199.91	\$0.00	
9/14/2023	AR 211359 - Cash Receipts - Manual	6791				\$0.00	\$1,602.40	
9/18/2023	AR 211788 - Cash Receipts - Manual	0089587361				\$0.00	\$1,084.08	
9/25/2023	AR 212343 - Cash Receipts - Lockbox	39361948				\$0.00	\$102.50	
9/26/2023	AR 212341 - Cash Receipts - Manual	98				\$0.00	\$669.06	
9/28/2023	AR 212612 -	6794				\$0.00	\$1,602.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Cash Receipts - Manual						
9/28/2023	AR 212740 - 1119				\$0.00	\$339.96	
	Cash Receipts - Manual						
9/29/2023	AR 212876 - 39449718				\$0.00	\$105.32	
	Cash Receipts - Lockbox						
01106	Allowance for Bad Debt			(\$16,574.40)	\$2,829.07	\$0.00	(\$13,745.33)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/30/2023	GL 213060 - Journal Entry		payments on Peach units	payments on Peach units	\$2,829.07	\$0.00	
01108	Accounts Receivable-GBriar Two			\$5,054.54	\$2,339.52	\$5,054.54	\$2,339.52
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/8/2023	AR 210045 - Cash Receipts - Manual	1520			\$0.00	\$5,054.54	
9/30/2023	AR 213018 - Adjustment				\$2,339.52	\$0.00	
01110	Special Assmt AR			\$0.00	\$105,000.00	\$38,081.86	\$66,918.14
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/20/2023	AR 212169 - Apply Charges				\$105,000.00	\$0.00	
9/20/2023	AR 212170 - Apply PrePays				\$0.00	\$20,800.11	
9/25/2023	AR 212343 - Cash Receipts - Lockbox	39376841			\$0.00	\$967.50	
9/26/2023	AR 212341 - Cash Receipts - Manual	2280			\$0.00	\$5,214.22	
9/28/2023	AR 212612 - Cash Receipts - Manual	519			\$0.00	\$670.00	
9/28/2023	AR 212740 - Cash Receipts - Manual	1546			\$0.00	\$1,500.00	
9/28/2023	AR 212776 - Cash Receipts - Lockbox	39417932			\$0.00	\$335.00	
9/29/2023	AR 212876 - Cash Receipts - Lockbox	39449718			\$0.00	\$429.68	
9/30/2023	AR 213039 - Adjustment				\$0.00	\$165.00	
9/30/2023	AR 213040 - Adjustment				\$0.00	\$494.04	
9/30/2023	AR 213043 - Apply PrePays				\$0.00	\$4,176.31	
9/30/2023	AR 213047 - Adjustment				\$0.00	\$500.00	
9/30/2023	AR 213048 - Adjustment				\$0.00	\$500.00	
9/30/2023	AR 213049 - Adjustment				\$0.00	\$500.00	
9/30/2023	AR 213051 - Adjustment				\$0.00	\$500.00	
9/30/2023	AR 213052 - Adjustment				\$0.00	\$500.00	

Account		Balance Forward	Debits	Credits	Ending Balance			
9/30/2023	AR 213053 - Adjustment		\$0.00	\$165.00				
9/30/2023	AR 213055 - Adjustment		\$0.00	\$165.00				
9/30/2023	AR 213058 - Adjustment		\$0.00	\$500.00				
01300 Deposit Duke Energy		\$370.00	\$0.00	\$0.00	\$370.00			
01350 Prepaid Insurance 10/11		\$35,924.04	\$0.00	\$22,281.78	\$13,642.26			
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/30/2023	GL 212378 - 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		
9/30/2023	GL 212379 - Journal Entry		Pest Control	13	\$0.00	\$1,561.50		
02010 Accounts Payable					(\$199.10)	\$21,558.07	\$21,358.97	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/1/2023	AP 204820 - Enter Bills - Separate Check		VANS - VANS LAWN MAINTENANCE INC	September shrub bed maintenance	\$0.00	\$1,800.00		
9/1/2023	AP 204821 - Enter Bills - Separate Check		VANS - VANS LAWN MAINTENANCE INC	September lawn maintenance	\$0.00	\$2,865.00		
9/1/2023	AP 204822 - Print Check	1902	VANS - VANS LAWN MAINTENANCE INC	September lawn maintenance	\$2,865.00	\$0.00		
9/1/2023	AP 204822 - Print Check	1903	VANS - VANS LAWN MAINTENANCE INC	September shrub bed maintenance	\$1,800.00	\$0.00		
9/1/2023	AP 205496 - Enter Bills - Separate Check		HARMON - DOUGLAS HARMON	August water plant operator	\$0.00	\$240.00		
9/1/2023	AP 205497 - Enter Bills - Separate Check		HARMON - DOUGLAS HARMON	Aug sewer plant operator	\$0.00	\$1,500.00		
9/1/2023	AP 205498 - Enter Bills - Separate Check		Waste Pro of Florida Inc	Sept trash service	\$0.00	\$754.46		
9/1/2023	AP 205499 - Print Check	1908	HARMON - DOUGLAS HARMON	Aug sewer plant operator	\$1,500.00	\$0.00		
9/1/2023	AP 205499 - Print Check	1909	HARMON - DOUGLAS HARMON	August water plant operator	\$240.00	\$0.00		
9/1/2023	AP 205499 - Print Check	1907	Waste Pro of Florida Inc	Sept trash service	\$754.46	\$0.00		
9/1/2023	AP 205504 - Enter Bill		VSC - VILLAGES SERVICES INC.	September management	\$0.00	\$2,832.96		
9/1/2023	AP 205509 - Print Check	1911	VSC - VILLAGES SERVICES INC.	September management	\$2,832.96	\$0.00		
9/11/2023	AP 210441 - Enter Bill		WAUGH - Waugh Grant PLLC	legal services	\$0.00	\$690.00		
9/11/2023	AP 210442 - Enter Bill		FGE - FGE Prints LLC	no diving pool signs	\$0.00	\$42.40		
9/11/2023	AP 210443 - Print Check	1915	AHATH - ANNE HATHORN LEGAL SERV LLC	legal opinion on leaks	\$165.00	\$0.00		
9/11/2023	AP 210443 - Print Check	1914	MICHEL - MICHELLE'S ACCOUNTING & TAX IN	August printing/copies	\$34.10	\$0.00		
9/11/2023	AP 210443 - Print Check	1913	WAUGH - Waugh Grant PLLC	legal services	\$690.00	\$0.00		
9/11/2023	AP 210443 - Print Check	1912	FGE - FGE Prints LLC	no diving pool signs	\$42.40	\$0.00		
9/11/2023	AP 210490 - Enter Bill		VSC - VILLAGES SERVICES INC.	copies,postage,supplies,tires,lamp post, lumber	\$0.00	\$1,234.64		

Account				Balance Forward	Debits	Credits	Ending Balance
9/11/2023	AP 210492 - Print Check	1916	VSC - VILLAGES SERVICES INC.	copies,postage,supplies,tires,lamp post, lumber	\$1,234.64	\$0.00	
9/13/2023	AP 210900 - Enter Bill		HARMON - DOUGLAS HARMON	well new controller for compressor	\$0.00	\$950.00	
9/13/2023	AP 210902 - Print Check	1917	HARMON - DOUGLAS HARMON	well new controller for compressor	\$950.00	\$0.00	
9/13/2023	AP 210905 - Enter Bill		FGE - FGE Prints LLC	letters	\$0.00	\$72.93	
9/13/2023	AP 210906 - Enter Bill		FPC - FLORIDA PEST CONTROL & CHEMICA	drywood termite policy	\$0.00	\$3,109.12	
9/13/2023	AP 210907 - Enter Bill		BCOVEL - B. COVELL AUTOMA & DESIGN LLC	auto dialer for WW plant Sept	\$0.00	\$125.00	
9/13/2023	AP 210908 - Print Check	1918	BCOVEL - B. COVELL AUTOMA & DESIGN LLC	auto dialer for WW plant Sept	\$125.00	\$0.00	
9/13/2023	AP 210908 - Print Check	1919	FPC - FLORIDA PEST CONTROL & CHEMICA	drywood termite policy	\$3,109.12	\$0.00	
9/13/2023	AP 210908 - Print Check	1920	FGE - FGE Prints LLC	letters	\$72.93	\$0.00	
9/13/2023	AP 210964 - Enter Bill		Prestar Services	Appraisal/Insurance Replacement cost	\$0.00	\$2,275.80	
9/13/2023	AP 210965 - Print Check	1921	Prestar Services	Appraisal/Insurance Replacement cost	\$2,275.80	\$0.00	
9/18/2023	AP 211747 - Enter Bill		advsep - Advanced Septic, Portable Toilets	portable toilet Sept 15 - Oct 12	\$0.00	\$100.70	
9/18/2023	AP 211748 - Enter Bill		DSPOOL - DEBRA HOARD	monthly pool service September	\$0.00	\$450.00	
9/18/2023	AP 211749 - Print Check	1922	DSPOOL - DEBRA HOARD	monthly pool service September	\$450.00	\$0.00	
9/18/2023	AP 211749 - Print Check	1923	advsep - Advanced Septic, Portable Toilets	portable toilet Sept 15 - Oct 12	\$100.70	\$0.00	
9/19/2023	AP 211823 - Enter Bill		Richard L Baglole	Owner Refund	\$0.00	\$765.00	
9/19/2023	AP 211825 - Print Check	1924	Richard L Baglole	Owner Refund	\$765.00	\$0.00	
9/27/2023	AP 212469 - Enter Bill		PUTCH - MICHAEL PUTCH LLC	September roto till ponds	\$0.00	\$450.00	
9/27/2023	AP 212470 - Print Check	1927	PUTCH - MICHAEL PUTCH LLC	September roto till ponds	\$450.00	\$0.00	
9/27/2023	AP 212490 - Enter Bill		SUNCOA - SUNCOAST PLUMBING INC	leak in Bldg 18	\$0.00	\$862.00	
9/27/2023	AP 212491 - Print Check	1928	SUNCOA - SUNCOAST PLUMBING INC	leak in Bldg 18	\$862.00	\$0.00	
9/28/2023	AP 212658 - Enter Bill		MICHEL - MICHELLE'S ACCOUNTING & TAX IN	printing/copies Sept 2023	\$0.00	\$25.96	
9/28/2023	AP 212660 - Print Check	1929	MICHEL - MICHELLE'S ACCOUNTING & TAX IN	printing/copies Sept 2023	\$25.96	\$0.00	
9/28/2023	AP 212722 - Enter Bill		FPC - FLORIDA PEST CONTROL & CHEMICA	rodent control	\$0.00	\$213.00	
9/28/2023	AP 212723 - Print Check	1931	FPC - FLORIDA PEST CONTROL & CHEMICA	rodent control	\$213.00	\$0.00	

02020 Prepaid Assessments (\$54,882.83) \$74,950.90 \$50,944.78 (\$30,876.71)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
9/1/2023	AR 205329 - Apply PrePays				\$22,685.44	\$0.00
9/1/2023	AR 209511 - Cash Receipts - Lockbox	38858471			\$0.00	\$1,064.60
9/1/2023	AR 209912 - Apply PrePays				\$10,759.04	\$0.00
9/5/2023	AR 209955 - Cash Receipts - Lockbox	39105462			\$0.00	\$1,202.06
9/6/2023	AR 209954 - Cash Receipts -	1903			\$0.00	\$2,591.46

Account			Balance Forward	Debits	Credits	Ending Balance
9/7/2023	Manual AR 210002 -	39198907		\$0.00	\$670.00	
	Cash Receipts - Lockbox					
9/8/2023	AR 210045 -	1019		\$0.00	\$690.00	
	Cash Receipts - Manual					
9/11/2023	AR 210597 -	727		\$0.00	\$1,316.86	
	Cash Receipts - Manual					
9/11/2023	AR 210598 -	39243562		\$0.00	\$52.16	
	Cash Receipts - Lockbox					
9/13/2023	AR 210948 -	0000005257		\$0.00	\$827.23	
	Cash Receipts - Manual					
9/18/2023	AR 211788 -	1843		\$0.00	\$2,021.00	
	Cash Receipts - Manual					
9/18/2023	AR 211789 -	138		\$0.00	\$7,000.00	
	Cash Receipts - Manual					
9/18/2023	AR 211879 -	39320201		\$0.00	\$335.00	
	Cash Receipts - Lockbox					
9/19/2023	AR 211822 -			\$765.00	\$765.00	
	Adjustment					
9/19/2023	AP 211823 -		Richard L Baglole	Owner Refund	\$765.00	\$0.00
	Enter Bill					
9/20/2023	AR 212000 -	39338156		\$0.00	\$335.00	
	Cash Receipts - Lockbox					
9/20/2023	AR 212170 -			\$20,800.11	\$0.00	
	Apply PrePays					
9/21/2023	AR 212004 -	0091868755		\$0.00	\$5,205.00	
	Cash Receipts - Manual					
9/26/2023	AR 212341 -	2279		\$0.00	\$11,008.45	
	Cash Receipts - Manual					
9/27/2023	AR 212477 -	910145		\$0.00	\$1,675.00	
	Cash Receipts - Manual					
9/28/2023	AR 212612 -	1192		\$0.00	\$1,165.00	
	Cash Receipts - Manual					
9/28/2023	AR 212740 -	0093068268		\$0.00	\$2,010.00	
	Cash Receipts - Manual					
9/30/2023	AR 213039 -			\$1,000.00	\$835.00	
	Adjustment					
9/30/2023	AR 213040 -			\$1,000.00	\$505.96	
	Adjustment					
9/30/2023	AR 213043 -			\$4,176.31	\$0.00	
	Apply PrePays					
9/30/2023	AR 213047 -			\$1,000.00	\$500.00	
	Adjustment					
9/30/2023	AR 213048 -			\$1,000.00	\$500.00	
	Adjustment					
9/30/2023	AR 213049 -			\$1,000.00	\$500.00	
	Adjustment					
9/30/2023	AR 213050 -			\$1,000.00	\$1,000.00	
	Adjustment					
9/30/2023	AR 213051 -			\$1,000.00	\$500.00	
	Adjustment					
9/30/2023	AR 213052 -			\$1,000.00	\$500.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Adjustment						
9/30/2023	AR 213053 - Adjustment				\$1,000.00	\$835.00	
9/30/2023	AR 213054 - Adjustment				\$1,000.00	\$1,000.00	
9/30/2023	AR 213055 - Adjustment				\$1,000.00	\$835.00	
9/30/2023	AR 213056 - Adjustment				\$1,000.00	\$1,000.00	
9/30/2023	AR 213057 - Adjustment				\$1,000.00	\$1,000.00	
9/30/2023	AR 213058 - Adjustment				\$1,000.00	\$500.00	
9/30/2023	AR 213059 - Adjustment				\$1,000.00	\$1,000.00	
02025 Payroll Tax Liability				(\$574.74)	\$574.74	\$854.34	(\$854.34)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/7/2023	GL 209596 - Journal Entry		Jeff Dow payroll	Jeff Dow payroll	\$0.00	\$256.44	
9/7/2023	GL 209597 - Journal Entry		Giovanni Cologna	Giovanni Cologna	\$0.00	\$294.60	
9/7/2023	GL 209598 - Journal Entry		Armando Cologna	Armando Cologna	\$0.00	\$19.52	
9/15/2023	AP 209595 - Hand Written Check	ach	USTREA - U.S. TREASURY	August 941 payroll taxes	\$574.74	\$0.00	
9/21/2023	GL 211794 - Journal Entry		Armando Cologna	Armando Cologna	\$0.00	\$51.60	
9/21/2023	GL 211795 - Journal Entry		Giovanni Cologna	Giovanni Cologna	\$0.00	\$150.52	
9/21/2023	GL 211796 - Journal Entry		Jeff Dow payroll	Jeff Dow payroll	\$0.00	\$81.66	
02035 Capital City Bk Roof Loan				(\$348,047.54)	\$7,452.99	\$0.00	(\$340,594.55)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/7/2023	GL 212381 - Journal Entry		Loan Payment Principal	RJELOAN	\$7,452.99	\$0.00	
02036 Capital City Loan x0136				(\$325,000.00)	\$5,185.26	\$0.00	(\$319,814.74)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/15/2023	GL 210440 - Journal Entry		loan #2 payment principal	loan #2 payment principal	\$5,185.26	\$0.00	
03005 Reserves - Capital Funds				\$204,673.69	\$0.00	\$19,750.00	\$184,923.69
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/12/2023	GL 212380 - Journal Entry		Reserve Funding	RJE16	\$0.00	\$19,750.00	
03006 Reserve Distributions				\$374,014.21	\$3,082.83	\$0.00	\$377,097.04
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/7/2023	GL 212381 - Journal Entry		Loan Payment Interest	RJELOAN	\$1,333.70	\$0.00	
9/15/2023	GL 210440 - Journal Entry		loan #2 payment interest	loan #2 payment interest	\$1,749.13	\$0.00	
03510 Prior Years Earnings				(\$283,807.00)	\$0.00	\$0.00	(\$283,807.00)
04010 Assessment Income				(\$562,800.00)	\$0.00	\$70,350.00	(\$633,150.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
9/1/2023	AR 205328 -				\$0.00	\$70,350.00	

Account					Balance Forward	Debits	Credits	Ending Balance
Apply Charges								
04020 Special Assmt Income					\$0.00	\$0.00	\$105,000.00	(\$105,000.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/20/2023	AR 212169 - Apply Charges					\$0.00	\$105,000.00	
04065 Interest on Delq Balance					(\$2,697.07)	\$0.00	\$199.91	(\$2,896.98)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/14/2023	AR 211288 - Apply Interest					\$0.00	\$199.91	
04180 Interest on Operating Acct					(\$233.05)	\$0.00	\$56.40	(\$289.45)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/30/2023	GL 213014 - Journal Entry		Operating Interest	RJE14		\$0.00	\$56.40	
04220 Miscellaneous Income					\$0.00	\$0.00	\$500.00	(\$500.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/6/2023	AR 209953 - Cash Receipts - Miscellaneous	01		sale of two small trailers		\$0.00	\$500.00	
06010 Management Fees					\$22,170.80	\$2,771.35	\$0.00	\$24,942.15
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/1/2023	AP 205504 - Enter Bill		VSC - VILLAGES SERVICES INC.	September management		\$2,771.35	\$0.00	
06020 Accounting Fees / Tax Prep					\$5,400.00	\$0.00	\$0.00	\$5,400.00
06030 Website Maintenance					\$243.08	\$0.00	\$0.00	\$243.08
06040 Legal Fees					(\$4,354.90)	\$690.00	\$0.00	(\$3,664.90)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/11/2023	AP 210441 - Enter Bill		WAUGH - Waugh Grant PLLC	legal services		\$690.00	\$0.00	
06050 Annual Meeting Rental Fee					\$742.00	\$0.00	\$0.00	\$742.00
06080 Bank Charges					(\$8.25)	\$20.50	\$20.00	(\$7.75)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/7/2023	GL 209596 - Journal Entry		Jeff Dow payroll	Jeff Dow payroll		\$1.75	\$0.00	
9/7/2023	GL 209597 - Journal Entry		QB dir dep fee	QB dir dep fee		\$1.75	\$0.00	
9/7/2023	GL 209598 - Journal Entry		QB Dir deposit fee	QB dir deposit fee		\$1.75	\$0.00	
9/8/2023	AR 212600 - Apply NSF	0101				\$0.00	\$20.00	
9/18/2023	GL 213026 - Misc Bank Transaction			bank service fee for return deposit		\$10.00	\$0.00	
9/21/2023	GL 211794 - Journal Entry		QB Dir deposit fee	QB dir deposit fee		\$1.75	\$0.00	
9/21/2023	GL 211795 - Journal Entry		QB dir dep fee	QB dir dep fee		\$1.75	\$0.00	
9/21/2023	GL 211796 - Journal Entry		Jeff Dow payroll	Jeff Dow payroll		\$1.75	\$0.00	
06100 Insurance General Liability					\$178,184.24	\$22,281.78	\$0.00	\$200,466.02
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	

Account					Balance Forward	Debits	Credits	Ending Balance
9/30/2023	GL 212378 - Journal Entry		Monthly insurance exp	JES		\$22,281.78	\$0.00	
06150 Insurance Workmans Comp.					(\$1,409.00)	\$0.00	\$0.00	(\$1,409.00)
06160 Employee Salaries					\$27,322.44	\$4,054.38	\$0.00	\$31,376.82
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/7/2023	GL 209596 - Journal Entry		Jeff Dow payroll 8/21/23 - 9/3/23	Jeff Dow payroll 8/21/23 - 9/3/23		\$1,238.13	\$0.00	
9/7/2023	GL 209597 - Journal Entry		Giovanni Cologna 8/21/23 - 9/3/23	Giovanni Cologna 8/21/23 - 9/3/23		\$1,200.00	\$0.00	
9/7/2023	GL 209598 - Journal Entry		Armando Cologna 8/21/23 - 9/3/23	Armando Cologna 8/21/23 - 9/3/23		\$127.50	\$0.00	
9/21/2023	GL 211794 - Journal Entry		Armando Cologna 9/4/23 - 9/17/23	Armando Cologna 9/4/23 - 9/17/23		\$285.00	\$0.00	
9/21/2023	GL 211795 - Journal Entry		Giovanni Cologna 9/4/23 - 9/17/23	Giovanni Cologna 9/4/23 - 9/17/23		\$670.00	\$0.00	
9/21/2023	GL 211796 - Journal Entry		Jeff Dow payroll 9/4/23 - 9/17/23	Jeff Dow payroll 9/4/23 - 9/17/23		\$533.75	\$0.00	
06165 Employee Payroll Tax Exp					\$2,220.70	\$310.17	\$0.00	\$2,530.87
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/7/2023	GL 209596 - Journal Entry		Jeff Dow payroll	Jeff Dow payroll		\$94.72	\$0.00	
9/7/2023	GL 209597 - Journal Entry		Giovanni Cologna	Giovanni Cologna		\$91.80	\$0.00	
9/7/2023	GL 209598 - Journal Entry		Armando Cologna	Armando Cologna		\$9.76	\$0.00	
9/21/2023	GL 211794 - Journal Entry		Armando Cologna	Armando Cologna		\$21.80	\$0.00	
9/21/2023	GL 211795 - Journal Entry		Giovanni Cologna	Giovanni Cologna		\$51.26	\$0.00	
9/21/2023	GL 211796 - Journal Entry		Jeff Dow payroll	Jeff Dow payroll		\$40.83	\$0.00	
06170 Office Supplies / Postage					\$3,056.85	\$516.01	\$0.00	\$3,572.86
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/11/2023	AP 210490 - Enter Bill		VSC - VILLAGES SERVICES INC.	copies,postage,supplies,tires,lamp post, lumber		\$417.12	\$0.00	
9/13/2023	AP 210905 - Enter Bill		FGE - FGE Prints LLC	letters		\$72.93	\$0.00	
9/28/2023	AP 212658 - Enter Bill		MICHEL - MICHELLE'S ACCOUNTING & TAX IN	printing/copies Sept 2023		\$25.96	\$0.00	
06220 Corporate Report/DBPR					\$61.25	\$0.00	\$0.00	\$61.25
06260 Bad Debt					\$2,762.89	\$0.00	\$2,829.07	(\$66.18)
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/30/2023	GL 213060 - Journal Entry		payments on Peach units	payments on Peach units		\$0.00	\$2,829.07	
06290 Miscellaneous					\$619.20	\$2,275.80	\$0.00	\$2,895.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/13/2023	AP 210964 - Enter Bill		Prestar Services	Appraisal/Insurance Replacement cost		\$2,275.80	\$0.00	
06510 Grounds Maintenance					\$37,320.00	\$4,665.00	\$0.00	\$41,985.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/1/2023	AP 204820 - Enter Bills - Separate Check		VANS - VANS LAWN MAINTENANCE INC	September shrub bed maintenance		\$1,800.00	\$0.00	
9/1/2023	AP 204821 -		VANS - VANS LAWN MAINTENANCE INC	September lawn maintenance		\$2,865.00	\$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
Enter Bills - Separate Check								
06511 Ground Maint Pest Control					\$12,492.00	\$1,561.50	\$0.00	\$14,053.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/30/2023	GL 212379 - Journal Entry		Pest Control	13		\$1,561.50	\$0.00	
06515 Mulch / Sod / Plants					\$3,531.02	\$740.65	\$0.00	\$4,271.67
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/28/2023	AP 210491 - Hand Written Check	ach	LOWES - LOWE'S	Maintenance supplies		\$740.65	\$0.00	
06520 Erosion Control					\$7,300.00	\$0.00	\$0.00	\$7,300.00
06570 Tree Trimming / Removal					\$1,600.00	\$0.00	\$0.00	\$1,600.00
06580 Termites					\$0.00	\$3,109.12	\$0.00	\$3,109.12
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/13/2023	AP 210906 - Enter Bill		FPC - FLORIDA PEST CONTROL & CHEMICA	drywood termite policy		\$3,109.12	\$0.00	
06600 Extermination					\$1,704.00	\$213.00	\$0.00	\$1,917.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/28/2023	AP 212722 - Enter Bill		FPC - FLORIDA PEST CONTROL & CHEMICA	rodent control		\$213.00	\$0.00	
06610 Irrigation Repairs / Maint					\$7,424.17	\$189.35	\$0.00	\$7,613.52
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/28/2023	AP 210491 - Hand Written Check	ach	LOWES - LOWE'S	Maintenance supplies		\$189.35	\$0.00	
06615 Equipment Maintenance					\$3,400.94	\$199.23	\$0.00	\$3,600.17
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/11/2023	AP 210490 - Enter Bill		VSC - VILLAGES SERVICES INC.	copies,postage,supplies,tires,lamp post, lumber		\$127.23	\$0.00	
9/18/2023	GL 211797 - Journal Entry		Racetrac - gas for equipment	Racetrac - gas for equipment		\$72.00	\$0.00	
06650 Water Well Maint / Water Plant					\$11,175.47	\$1,190.00	\$0.00	\$12,365.47
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/1/2023	AP 205496 - Enter Bills - Separate Check		HARMON - DOUGLAS HARMON	August water plant operator		\$240.00	\$0.00	
9/13/2023	AP 210900 - Enter Bill		HARMON - DOUGLAS HARMON	well new controller for compressor		\$950.00	\$0.00	
06700 Signage					\$13,718.39	\$0.00	\$0.00	\$13,718.39
06910 Repairs					\$33,251.46	\$2,656.55	\$0.00	\$35,908.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/11/2023	AP 210490 - Enter Bill		VSC - VILLAGES SERVICES INC.	copies,postage,supplies,tires,lamp post, lumber		\$437.00	\$0.00	
9/27/2023	AP 212490 - Enter Bill		SUNCOA - SUNCOAST PLUMBING INC	leak in Bldg 18		\$862.00	\$0.00	
9/28/2023	AP 210491 - Hand Written Check	ach	LOWES - LOWE'S	Maintenance supplies		\$1,357.55	\$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
07010 Pool Expenses					\$8,608.74	\$545.69	\$0.00	\$9,154.43
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/11/2023	AP 210442 - Enter Bill		FGE - FGE Prints LLC	no diving pool signs	\$42.40	\$0.00		
9/11/2023	AP 210490 - Enter Bill		VSC - VILLAGES SERVICES INC.	copies,postage,supplies,tires,lamp post, lumber	\$53.29	\$0.00		
9/18/2023	AP 211748 - Enter Bill		DSPOOL - DEBRA HOARD	monthly pool service September	\$450.00	\$0.00		
07020 Pool License					\$250.00	\$0.00	\$0.00	\$250.00
07820 Trash Removal					\$8,271.99	\$754.46	\$0.00	\$9,026.45
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/1/2023	AP 205498 - Enter Bills - Separate Check		Waste Pro of Florida Inc	Sept trash service	\$754.46	\$0.00		
07830 Electricity					\$14,741.35	\$1,282.35	\$0.00	\$16,023.70
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
9/6/2023	AP 204828 - Hand Written Check	ach	DUKE - DUKE ENERGY	Bldg 1	\$30.79	\$0.00		
9/6/2023	AP 204829 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 2	\$30.79	\$0.00		
9/6/2023	AP 204830 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 3	\$30.79	\$0.00		
9/6/2023	AP 204831 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 4	\$30.79	\$0.00		
9/6/2023	AP 204832 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 5	\$30.79	\$0.00		
9/6/2023	AP 204833 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 6	\$30.79	\$0.00		
9/6/2023	AP 204834 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 7	\$30.79	\$0.00		
9/6/2023	AP 204835 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 8	\$30.79	\$0.00		
9/6/2023	AP 204836 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 9	\$30.79	\$0.00		
9/6/2023	AP 204837 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 10	\$30.79	\$0.00		
9/6/2023	AP 204838 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 11	\$30.79	\$0.00		
9/6/2023	AP 204839 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 12	\$30.79	\$0.00		
9/6/2023	AP 204840 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 13	\$30.79	\$0.00		
9/6/2023	AP 204841 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 14	\$30.79	\$0.00		
9/6/2023	AP 204842 - Hand Written	ach	DUKE - DUKE ENERGY	bldg 15	\$30.79	\$0.00		

Account					Balance Forward	Debits	Credits	Ending Balance
9/6/2023	Check AP 204843 - Hand Written	ach	DUKE - DUKE ENERGY	bldg 16		\$30.79	\$0.00	
9/6/2023	Check AP 204844 - Hand Written	ach	DUKE - DUKE ENERGY	bldg 17		\$30.79	\$0.00	
9/6/2023	Check AP 204845 - Hand Written	ach	DUKE - DUKE ENERGY	bldg 18		\$32.93	\$0.00	
9/6/2023	Check AP 204846 - Hand Written	ach	DUKE - DUKE ENERGY	bldg 19		\$30.79	\$0.00	
9/6/2023	Check AP 204847 - Hand Written	ach	DUKE - DUKE ENERGY	bldg 20		\$30.79	\$0.00	
9/6/2023	Check AP 204848 - Hand Written	ach	DUKE - DUKE ENERGY	bldg 21		\$30.79	\$0.00	
9/11/2023	Check AP 205396 - Hand Written	ach	DUKE - DUKE ENERGY	pool electric		\$328.90	\$0.00	
9/11/2023	Check AP 205397 - Hand Written	ach	DUKE - DUKE ENERGY	well electric		\$304.72	\$0.00	
07840 Sewer Maint. - Waste Water					\$24,196.53	\$2,927.39	\$2,339.52	\$24,784.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/1/2023	AP 205497 - Enter Bills - Separate Check		HARMON - DOUGLAS HARMON	Aug sewer plant operator		\$1,500.00	\$0.00	
9/6/2023	AP 204827 - Hand Written Check	ach	DUKE - DUKE ENERGY	lift by tower		\$59.45	\$0.00	
9/9/2023	AP 204826 - Hand Written Check	ach	DUKE - DUKE ENERGY	lift station		\$17.59	\$0.00	
9/13/2023	AP 210907 - Enter Bill		BCOVEL - B. COVELL AUTOMA & DESIGN LLC	auto dialer for WW plant Sept		\$125.00	\$0.00	
9/14/2023	AP 213017 - Hand Written Check	ach	DUKE - DUKE ENERGY	lift station		\$674.65	\$0.00	
9/18/2023	AP 211747 - Enter Bill		advsep - Advanced Septic, Portable Toilets	portable toilet Sept 15 - Oct 12		\$100.70	\$0.00	
9/27/2023	AP 212469 - Enter Bill		PUTCH - MICHAEL PUTCH LLC	September roto till ponds		\$450.00	\$0.00	
9/30/2023	AR 213018 - Adjustment					\$0.00	\$2,339.52	
07850 Telephone					\$2,439.63	\$304.61	\$0.00	\$2,744.24
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/1/2023	AP 205504 - Enter Bill		VSC - VILLAGES SERVICES INC.	September management		\$61.61	\$0.00	
9/9/2023	AP 213025 - Hand Written Check	ach	verizon - Verizon	phone service		\$54.04	\$0.00	
9/25/2023	AP 210901 - Hand Written Check	ach	CENTUR - CENTURY LINK*	phone service		\$188.96	\$0.00	
08005 Reserves Capital Fund					\$158,000.00	\$19,750.00	\$0.00	\$177,750.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
9/12/2023	GL 212380 -		Reserve Funding	RJE16		\$19,750.00	\$0.00	

Account	Balance Forward	Debits	Credits	Ending Balance
Journal Entry				
Total:	\$0.00	\$487,891.28	\$487,891.28	\$0.00

Greenbriar of Citrus Hills

Run Date: 10/02/2023
Run Time: 11:52 AM

AGED OWNER BALANCE

As of: 09/30/2023

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
0101A	2377704	David S Arthurs Trust LLC 385 E Hartford St 1A		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0101B	2377780	James A Vahey 385 E Hartford St 1B		\$164.97	\$0.00	\$0.00	\$0.00	\$164.97
0102A	2377712	Bonnie J Strait 385 E Hartford St 2A		\$499.61	\$0.00	\$0.00	\$0.00	\$499.61
0103A	2377721	Katherine Gerber 385 E Hartford St 3A		\$165.00	\$0.00	\$0.00	\$0.00	\$165.00
0201A	2386975	Jones Revocable Family Trust 401 E Hartford St 1A		\$484.00	\$0.00	\$0.00	\$0.00	\$484.00
0201B	2385634	Beverly Hills Houses 401 E Hartford St 1B		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0202A	2385561	Michaela Burke 401 E Hartford St 2A		\$509.96	\$0.00	\$0.00	\$0.00	\$509.96
0202B	2385642	Roger & Linda Kyle 401 E Hartford St 2B		\$493.64	\$0.00	\$0.00	\$0.00	\$493.64
0204A	2385588	Granite Springs Investments LLC 401 E Hartford St 4A		\$499.94	\$0.00	\$0.00	\$0.00	\$499.94
0205A	2385596	Jones Revocable Family Trust 401 E Hartford St 5A		\$484.00	\$0.00	\$0.00	\$0.00	\$484.00
0206A	206A	Jones Revocable Family Trust 401 E Hartford St 6A		\$484.00	\$0.00	\$0.00	\$0.00	\$484.00
0207A	2385618	Caroline Anna Christiansen 401 E Hartford St 7A		\$165.00	\$0.00	\$0.00	\$0.00	\$165.00
0208A	2385626	Winsome N Arana 401 E Hartford St 8A		\$165.00	\$0.00	\$0.00	\$0.00	\$165.00
0301A	2421703	Nancy L Heard 333 E Hartford St 1A		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0301B	2421851	Nicholas & Maria D'Elia 333 E Hartford St 1B		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0302A	2421771	Michael S McCarthy 333 E Hartford St 2A	At Atty Waugh	\$835.00	\$335.00	\$0.00	\$12,150.02	\$13,320.02
0304B	2421886	Judith W Modica, Trustee 333 E Hartford St 4B		\$191.00	\$0.00	\$0.00	\$0.00	\$191.00
0305A	2421835	Sherri Moore 333 E Hartford St 5A		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0306A	2421843	Judith A Andes 333 E Hartford St 6A		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0401A	2391511	Donna Nettis 303 E Hartford St 1A		\$165.00	\$0.00	\$0.00	\$0.00	\$165.00
0401B	2391596	James R Garney 303 E Hartford St 1B		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0402A	2391529	Adelino S & Teresa Dias 303 E Hartford St 2A		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0402B	2391600	Claudia Williams 303 E Hartford St 2B		\$447.84	\$0.00	\$0.00	\$0.00	\$447.84
0405A	2391553	Beverly Hills Houses 303 E Hartford St 5A		\$268.00	\$0.00	\$0.00	\$0.00	\$268.00
0406A	2391561	Jones Revocable Family Trust 303 E Hartford St 6A		\$484.00	\$0.00	\$0.00	\$0.00	\$484.00
0407A	2391570	Jones Revocable Family Trust 303 E Hartford St 7A		\$484.00	\$0.00	\$0.00	\$0.00	\$484.00
0501A	2422491	Martin C Hambel, Trustee		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
0501B	2422530	261 E Hartford St 1A Eric Mann		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0502A	2422505	261 E Hartford St 1B Frances J Morris		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0502B	2422548	261 E Hartford St 2A Stephen J Archbold		\$499.93	\$0.00	\$0.00	\$0.00	\$499.93
0503A	2422513	261 E Hartford St 2B Terry L Billington		\$499.40	\$0.00	\$0.00	\$0.00	\$499.40
0503B	2422556	261 E Hartford St 3A Alison J Nistad		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0504A	2422521	261 E Hartford St 3B Saundra Skiesgelas		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0601A	2391367	261 E Hartford St 4A Roger C Leroy		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0601B	2391499	219 E Hartford St 1A John F Morris		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0602A	2391383	219 E Hartford St 1B Sarah F Green		\$486.02	\$0.00	\$0.00	\$0.00	\$486.02
0602B	2391502	219 E Hartford St 2A Laura Nash		\$841.59	\$110.46	\$0.00	\$0.00	\$952.05
0603A	2391391	219 E Hartford St 2B Beverly Hills Houses, Inc		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0604A	2391405	219 E Hartford St 3A Reginald Almon Thurlow, Jr		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0605A	2391421	219 E Hartford St 4A Thomas Pado		\$488.03	\$0.00	\$0.00	\$0.00	\$488.03
0606A	2391430	219 E Hartford St 5A Thomas M McKenna		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0607A	2391472	219 E Hartford St 6A David C Cook		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0608A	2391481	219 E Hartford St 7A Bruce Jennings Life Estate		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0701A	2421894	219 E Hartford St 8A Estate of Karen C Doyle		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0702A	2421908	195 E Hartford St 1A Leah Hanscom		\$405.32	\$0.00	\$0.00	\$0.00	\$405.32
0703A	2421916	195 E Hartford St 2A Randall A Toth		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0705A	2421932	195 E Hartford St 3A Valeriano Dela Cruz		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0706A	2421941	195 E Hartford St 5A Beverly Hills Houses		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0707A	2421959	195 E Hartford St 6A Courtney Dickson		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0708A	2421967	195 E Hartford St 7A Albert M & Alice Magro		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0801A	2422599	195 E Hartford St 8A Willis Picard, trustee		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0801B	2422696	175 E Hartford St 1A Ben & Peggy Cother		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0802A	2422602	175 E Hartford St 1B RBC Investments LLC		\$495.36	\$0.00	\$0.00	\$0.00	\$495.36
0803A	2422611	175 E Hartford St 2A Beverly Hills Houses		\$268.00	\$0.00	\$0.00	\$0.00	\$268.00
0804A	2422629	175 E Hartford St 3A Kathleen Harrison		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0806A	2422645	175 E Hartford St 4A John F Howard III	Nola ltr	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
0808A	2422661	175 E Hartford St 6A Maria R Mirabilio		\$504.96	\$0.00	\$0.00	\$0.00	\$504.96
0810A	2422688	175 E Hartford St 8A Joanne E Renger		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0901A	2422718	175 E Hartford St 10A Thomas E Carey		\$486.99	\$0.00	\$0.00	\$0.00	\$486.99
0901B	901B	115 E Hartford St 1A Stanley B Shynier		\$499.90	\$0.00	\$0.00	\$0.00	\$499.90
0902B	2422807	115 E Hartford St 1B James M. & Ann Gunzel		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0903A	2422734	115 E Hartford St 2B Arthur F & Rosalie Paty		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0904A	2422742	115 E Hartford St 3A Albert J Olio		\$234.00	\$0.00	\$0.00	\$0.00	\$234.00
0905A	2422751	115 E Hartford St 4A Charles McClaskie		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
0906A	2422769	115 E Hartford St 5A Rita Flannery		\$235.00	\$0.00	\$0.00	\$0.00	\$235.00
100	100	115 E Hartford St 6A Greenbriar Two Condo Assn 2541 N Reston Terr 100		\$2,339.52	\$0.00	\$0.00	\$0.00	\$2,339.52
1001A	2422815	95 E Hartford St 1A Ellen Mullaney		\$481.77	\$0.00	\$0.00	\$0.00	\$481.77
1001B	2422912	95 E Hartford St 1B Robert R Rogers		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1002A	2422823	95 E Hartford St 2A Citrus Mav LLC		\$494.88	\$0.00	\$0.00	\$0.00	\$494.88
1002B	2422921	95 E Hartford St 2B Estate of Colleen McHugh	Nola ltr	\$864.74	\$359.78	\$19.82	\$1,369.74	\$2,614.08
1003A	2422831	95 E Hartford St 3A Jones Revocable Family Trust		\$484.00	\$0.00	\$0.00	\$0.00	\$484.00
1007A	2422874	95 E Hartford St 7A David E Cook		\$202.50	\$0.00	\$0.00	\$0.00	\$202.50
1008A	2422882	95 E Hartford St 8A Gary R Duncan		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1009A	2422891	95 E Hartford St 9A Aleyda Enterprises LLC		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1010A	2422904	95 E Hartford St 10A Michael Bick		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1101B	2454920	65 E Hartford St 1B George Wolf		\$840.07	\$7.40	\$0.00	\$0.00	\$847.47
1102A	2454873	65 E Hartford St 2A Peter Brown		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1103A	2454881	65 E Hartford St 3A Richard M DeBruno		\$491.51	\$0.00	\$0.00	\$0.00	\$491.51
1104A	2454890	65 E Hartford St 4A John M Yule		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1201A	2454776	110 E Glassboro Court 1A Eric Shafer		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1203A	2454792	110 E Glassboro Court 3A Joseph Baron		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1204A	2454806	110 E Glassboro Court 4A Rebecca B Johnson		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1205A	2454814	110 E Glassboro Court 5A Edgar H Traver Jr		\$232.08	\$0.00	\$0.00	\$0.00	\$232.08
1206A	2454822	110 E Glassboro Court 6A Andrew & Shirley Martire		\$499.40	\$0.00	\$0.00	\$0.00	\$499.40
1207A	2454831	Shannon Boyer		\$488.04	\$0.00	\$0.00	\$0.00	\$488.04

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
1208A	2454857	110 E Glassboro Court 7A Richard W Lambert Rev Trust 2003 110 E Glassboro Court 8A		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1301A	2455187	Nancy A Savage 156 E Glassboro Court 1A		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1301B	2455179	Amy Curtis 156 E Glassboro Court 1B		\$494.97	\$0.00	\$0.00	\$0.00	\$494.97
1302A	2455195	Juanita Rodriguez Ruiz 156 E Glassboro Court 2A		\$520.00	\$0.00	\$0.00	\$0.00	\$520.00
1303A	2455209	Edward J Peet 156 E Glassboro Court 3A		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1306A	2455233	Janelle Bernaky 156 E Glassboro Court 6A		\$268.00	\$0.00	\$0.00	\$0.00	\$268.00
1307A	2455241	Jessica L Schlessler 156 E Glassboro Court 7A		\$535.00	\$0.00	\$0.00	\$0.00	\$535.00
1308A	2455250	Peter L Proctor 156 E Glassboro Court 8A		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1401A	2454946	Everett L McPhillips 186 E Glassboro Court 1A		\$455.00	\$0.00	\$0.00	\$0.00	\$455.00
1402A	2454954	Tarpon Property Management LLC 186 E Glassboro Court 2A		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1402B	2455021	David G Bender 186 E Glassboro Court 2B		\$494.35	\$0.00	\$0.00	\$0.00	\$494.35
1403A	2454971	Mitchell A Cook 186 E Glassboro Court 3A		\$303.00	\$0.00	\$0.00	\$0.00	\$303.00
1404A	2454989	Eugene P Buckley 186 E Glassboro Court 4A		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1404B	2455152	Julia R Anderson 186 E Glassboro Court 4B		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1405A	2454997	Anthony Ruggiero 186 E Glassboro Court 5A		\$535.00	\$0.00	\$0.00	\$0.00	\$535.00
1406A	2455004	Gerard Louis & Jayne Teresa Nesto 186 E Glassboro Court 6A		\$164.94	\$0.00	\$0.00	\$0.00	\$164.94
1501A	2422190	Geraldine Jones 210 E Glassboro Court 1A		\$484.00	\$0.00	\$0.00	\$0.00	\$484.00
1501B	2422254	Lisa Ann Eylar 210 E Glassboro Court 1B		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1502A	2422203	Sharon Blakeman 210 E Glassboro Court 2A		\$165.00	\$0.00	\$0.00	\$0.00	\$165.00
1502B	2422262	Geraldine Jones 210 E Glassboro Court 2B		\$484.00	\$0.00	\$0.00	\$0.00	\$484.00
1503B	2422271	Howard T Hill 210 E Glassboro Court 3B		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1504B	2422289	Patrick & Marcia Smith 210 E Glassboro Court 4B		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1505A	2422238	Daniel D Wyles 210 E Glassboro Court 5A		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1506A	2422246	Myrlande Abraham 210 E Glassboro Court 6A		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1602A	2422301	Edward J Pernu 240 E Glassboro Court 2A		\$480.00	\$0.00	\$0.00	\$0.00	\$480.00
1602B	2422343	Diane Najdul 240 E Glassboro Court 2B		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1603A	2422319	Kenneth Hoss 240 E Glassboro Court 3A		\$165.00	\$0.00	\$0.00	\$0.00	\$165.00
1603B	2422351	Margaret A Frye 240 E Glassboro Court 3B		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1604A	2422327	Cheri Martone		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
1604B	2422360	240 E Glassboro Court 4A Paul L & Margaret M Crowley, trustees		\$339.83	\$0.00	\$0.00	\$0.00	\$339.83
1605B	2422378	240 E Glassboro Court 4B Judith G Lapatka		\$165.00	\$0.00	\$0.00	\$0.00	\$165.00
1606B	2422386	240 E Glassboro Court 5B Jerry C Erickson		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1702B	2422467	240 E Glassboro Court 6B Josvany Moreno	Alliance CAS	\$945.33	\$440.38	\$100.42	\$7,769.18	\$9,255.31
1704A	2422424	270 E Glassboro Court 2B Barry C Webber		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1704B	2422483	270 E Glassboro Court 4A Robert & Sandra Koers		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1705A	2422432	270 E Glassboro Court 4B Jean E Dalton		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1706A	2422441	270 E Glassboro Court 5A John E Szydlo		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1801A	2422092	270 E Glassboro Court 6A Rae Keaney		\$465.00	\$0.00	\$0.00	\$0.00	\$465.00
1803A	2422114	300 E Glassboro Court 1A Harvey Gerber		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1803B	2422173	300 E Glassboro Court 3A Arthur Leo & Dawn Maria Duffy, trustees		\$514.00	\$0.00	\$0.00	\$0.00	\$514.00
1804B	2422181	300 E Glassboro Court 3B John Heggie		\$499.00	\$0.00	\$0.00	\$0.00	\$499.00
1806A	2422149	300 E Glassboro Court 4B Robert D Flynn		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1901A	2397357	300 E Glassboro Court 6A Tarpon Property Management LLC		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1901B	1901B	340 E Glassboro Court 1A RGA Real Estate Associates LLC		\$499.59	\$0.00	\$0.00	\$0.00	\$499.59
1902A	2397365	340 E Glassboro Court 1B Hiltrud Chaplin		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1902B	2397519	340 E Glassboro Court 2A Mary L Mayhew		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
1903A	2397381	340 E Glassboro Court 2B Phillip F Tuman		\$165.00	\$0.00	\$0.00	\$0.00	\$165.00
1903B	2397543	340 E Glassboro Court 3A Walter T Janus		\$333.33	\$0.00	\$0.00	\$0.00	\$333.33
1904A	2397411	340 E Glassboro Court 3B Daniel Ford Successor Trustee	Nola ltr	\$850.02	\$345.06	\$5.11	\$345.12	\$1,545.31
1904B	2397560	340 E Glassboro Court 4A Kathleen A Jaillet		\$165.00	\$0.00	\$0.00	\$0.00	\$165.00
1905A	2397438	340 E Glassboro Court 4B Diego F Salgado		\$165.00	\$0.00	\$0.00	\$0.00	\$165.00
1906A	2397462	340 E Glassboro Court 5A Joseph O McCarthy		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
2001A	2001A	340 E Glassboro Court 6A James P & Barbara King		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
2001B	2001B	370 E Glassboro Court 1A AnnMarie Anzalone Briercheck		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
2002A	2002A	370 E Glassboro Court 1B Steven P Sachewicz		\$199.00	\$0.00	\$0.00	\$0.00	\$199.00
2003A	2003A	370 E Glassboro Court 2A Judith B Stockwell, Trustee		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
2004B	2004B	370 E Glassboro Court 3A Deanne Spurlin		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
		370 E Glassboro Court 4B						

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
2101A	2101A	Jones Revocable Family Trust 400 E Glassboro Court 1A		\$480.00	\$0.00	\$0.00	\$0.00	\$480.00
2101B	2101B	Preston Parker 400 E Glassboro Court 1B		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
2102A	2102A	Brenda Cooke 400 E Glassboro Court 2A		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
2102B	2102B	Angelo J & Carol Lanzillo 400 E Glassboro Court 2B		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
2103A	2103A	Jones Revocable Family Trust 400 E Glassboro Court 3A		\$484.00	\$0.00	\$0.00	\$0.00	\$484.00
2104A	2104A	Colby E George 400 E Glassboro Court 4A		\$234.00	\$0.00	\$0.00	\$0.00	\$234.00
2104B	2104B	Jones Revocable Family Trust 400 E Glassboro Court 4B		\$484.00	\$0.00	\$0.00	\$0.00	\$484.00
2105B	2105B	Michael S McCarthy 400 E Glassboro Court 5B		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
2106B	2106B	Edward & Patricia Griffin 400 E Glassboro Court 6B		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
Community Total				\$71,888.33	\$1,598.08	\$125.35	\$21,634.06	\$95,245.82

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
04 - Interest	01105	\$166.75	\$140.22	\$125.35	\$1,009.35	\$1,441.67
05 - Attorney Fees	01105	\$0.00	\$0.00	\$0.00	\$3,092.02	\$3,092.02
A1 - ASSESSMENT	01105	\$2,443.92	\$1,457.86	\$0.00	\$17,530.69	\$21,432.47
AR STATUS - AR collections	01105	\$0.00	\$0.00	\$0.00	\$2.00	\$2.00
17 - Sewer Billing	01108	\$2,339.52	\$0.00	\$0.00	\$0.00	\$2,339.52
SA1 - Special Assessment	01110	\$66,918.14	\$0.00	\$0.00	\$0.00	\$66,918.14
Grand Total:		\$71,888.33	\$1,598.08	\$125.35	\$21,634.06	\$95,245.82

Account#	Account Description	Delinquency Amount
01105	Assessment Receivable	\$25,988.16
01108	Accounts Receivable-GBriar Two	\$2,339.52
01110	Special Assmt AR	\$66,918.14
Total:		\$95,245.82

Total Number of Homes: 151

Greenbriar of Citrus Hills

Run Date: 10/02/2023
Run Time: 11:52 AM

PREPAID OWNERS

As of: 09/30/2023

Owner	Address	Account #	Lot #		Prepaid Balance
David J Pollini	385 E Hartford St 2B	0102B	2377798	PP - General	\$505.00
				Total	\$505.00
William A Falkenstein	385 E Hartford St 4A	0104A	2377739	PP - General	\$337.51
				Total	\$337.51
Harry Talmon	385 E Hartford St 5A	0105A	2377747	PP - General	\$5.96
				Total	\$5.96
Scott M Lindemeyer	385 E Hartford St 6A	0106A	2377755	PP - General	\$335.00
				Total	\$335.00
Marvin L Weinstein	385 E Hartford St 7A	0107A	2377763	PP - General	\$273.98
				Total	\$273.98
Richard H Juel	385 E Hartford St 8A	0108A	2377771	PP - General	\$170.00
				Total	\$170.00
Jones Revocable Family Trust	401 E Hartford St 1A	0201A	2386975	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Gayle Kluck	401 E Hartford St 3A	0203A	2385570	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Jones Revocable Family Trust	401 E Hartford St 5A	0205A	2385596	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Jones Revocable Family Trust	401 E Hartford St 6A	0206A	206A	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Nancy L Heard	333 E Hartford St 1A	0301A	2421703	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
William Bailey	333 E Hartford St 3A	0303A	2421801	PP - General	\$1,005.00
				Total	\$1,005.00
Dan B Roenigk	333 E Hartford St 3B	0303B	2421878	PP - General	\$705.00
				Total	\$705.00
Lisa E Moore	333 E Hartford St 4A	0304A	2421827	PP - General	\$505.00
				Total	\$505.00
Robert & Barbara Kirschner	303 E Hartford St 3A	0403A	2391537	PP - General	\$108.23
				Total	\$108.23
Joseph A & Elaine Ling	303 E Hartford St 4A	0404A	2391545	PP - General	\$335.00
				Total	\$335.00
Jones Revocable Family Trust	303 E Hartford St 6A	0406A	2391561	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Jones Revocable Family Trust	303 E Hartford St 7A	0407A	2391570	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Martin C Hambel, Trustee	261 E Hartford St 1A	0501A	2422491	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Amanda M Foster	261 E Hartford St 4B	0504B	2422564	PP - General	\$66.00
				Total	\$66.00
Gregory & Tara Dejarnette	261 E Hartford St 5B	0505B	2422572	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
John D & Suzanne Stephenson	261 E Hartford St 6B	0506B	2422581	PP - General	\$968.88
				Total	\$968.88
Reginald Almon Thurlow, Jr	219 E Hartford St 4A	0604A	2391405	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Estate of Karen C Doyle	195 E Hartford St 1A	0701A	2421894	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Darrick H Buettner	195 E Hartford St 1B	0701B	2421975	PP - General	\$1,005.00
				Total	\$1,005.00
James D Wheeler	195 E Hartford St 4A	0704A	2421924	PP - General	\$335.00
				Total	\$335.00
RBC Investments LLC	175 E Hartford St 2A	0802A	2422602	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00

Owner	Address	Account #	Lot #		Prepaid Balance
Stanley B Shyner	115 E Hartford St 1B	0901B	901B	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
James D Wheeler Jr.	115 E Hartford St 2A	0902A	2422726	PP - General	\$335.00
				Total	\$335.00
Jones Revocable Family Trust	95 E Hartford St 3A	1003A	2422831	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Richard H Juel	95 E Hartford St 4A	1004A	2422840	PP - General	\$170.00
				Total	\$170.00
JAKA Property Holdings, LLC	95 E Hartford St 5A	1005A	2422858	PP - General	\$505.00
				Total	\$505.00
Joseph Savitski	95 E Hartford St 6A	1006A	2422866	PP - General	\$330.00
				Total	\$330.00
Michael Bick	95 E Hartford St 10A	1010A	2422904	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Rita Bosse	65 E Hartford St 1A	1101A	2454865	PP - General	\$1,274.99
				Total	\$1,274.99
Clifford B Stoneking	65 E Hartford St 2B	1102B	2454938	PP - General	\$505.00
				Total	\$505.00
Alistair Cyril W Co & Glorice Enot Co	65 E Hartford St 6A	1106A	2454911	PP - General	\$505.00
				Total	\$505.00
Florida Limited Liab LLC	110 E Glassboro Court 2A	1202A	2454784	PP - General	\$63.62
				Total	\$63.62
Rebecca B Johnson	110 E Glassboro Court 4A	1204A	2454806	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Edgar H Traver Jr	110 E Glassboro Court 5A	1205A	2454814	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Richard W Lambert Rev Trust 2003	110 E Glassboro Court 8A	1208A	2454857	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
James V Palmer	156 E Glassboro Court 2B	1302B	2455161	PP - General	\$10.65
				PP - A1 - ASSESSMENT	\$335.00
				Total	\$345.65
Spark Real Estate, LLC	186 E Glassboro Court 1B	1401B	2455012	PP - General	\$455.75
				Total	\$455.75
John J & Nancy McCoy	186 E Glassboro Court 3B	1403B	2455039	PP - General	\$505.00
				Total	\$505.00
Julia R Anderson	186 E Glassboro Court 4B	1404B	2455152	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Geraldine Jones	210 E Glassboro Court 1A	1501A	2422190	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Geraldine Jones	210 E Glassboro Court 2B	1502B	2422262	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Robert D Mhlbachler	210 E Glassboro Court 3A	1503A	2422211	PP - General	\$670.00
				Total	\$670.00
Howard T Hill	210 E Glassboro Court 3B	1503B	2422271	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Vernon W Stephan	210 E Glassboro Court 4A	1504A	2422220	PP - General	\$335.00
				Total	\$335.00
Judith G Lapatka	240 E Glassboro Court 5B	1605B	2422378	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Michael J & Katherine Murphy	270 E Glassboro Court 1A	1701A	2422394	PP - General	\$720.09
				Total	\$720.09
Kristin Neumann Lavere	270 E Glassboro Court 1B	1701B	2422459	PP - General	\$100.00
				Total	\$100.00
Aquaview LLC	270 E Glassboro Court 2A	1702A	2422408	PP - General	\$335.00
				Total	\$335.00
Charles E Campbell	270 E Glassboro Court 3B	1703B	2422475	PP - General	\$1,008.00
				Total	\$1,008.00
Barry C Webber	270 E Glassboro Court 4A	1704A	2422424	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00

Owner	Address	Account #	Lot #		Prepaid Balance
Aquaview LLC	300 E Glassboro Court 2A	1802A	2422106	PP - General	\$335.00
				Total	\$335.00
Palmira N Simmons	300 E Glassboro Court 2B	1802B	2422165	PP - General	\$740.03
				Total	\$740.03
Beverly Hills Houses, Inc	300 E Glassboro Court 5A	1805A	1805A	PP - General	\$67.00
				Total	\$67.00
Robert D Flynn	300 E Glassboro Court 6A	1806A	2422149	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Walter T Janus	340 E Glassboro Court 3B	1903B	2397543	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Joseph O McCarthy	340 E Glassboro Court 6A	1906A	2397462	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
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 - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Donna Speed	370 E Glassboro Court 3B	2003B	2003B	PP - General	\$1,005.00
				Total	\$1,005.00
Michael E Askew	370 E Glassboro Court 4A	2004A	2004A	PP - General	\$1,005.00
				Total	\$1,005.00
Vito J Damore	370 E Glassboro Court 5A	2005A	2005A	PP - General	\$1,846.02
				Total	\$1,846.02
Randal L Saxton	370 E Glassboro Court 6A	2006A	2006A	PP - General	\$335.00
				Total	\$335.00
Jones Revocable Family Trust	400 E Glassboro Court 1A	2101A	2101A	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Jones Revocable Family Trust	400 E Glassboro Court 3A	2103A	2103A	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Jones Revocable Family Trust	400 E Glassboro Court 4B	2104B	2104B	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
				PP - General	\$20,156.71
				PP - A1 - ASSESSMENT	\$10,720.00
				Total	\$30,876.71