

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

FINANCIAL STATEMENTS AND

BUDGET COMPARISON

OCTOBER 31, 2023

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

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

We have prepared the accompanying balance sheet of Greenbriar of Citrus Hills Owners' Assoc, Inc as of October 31, 2023, and the related statement of revenue and expenses vs budget for the one month and 10 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
November 6, 2023

Greenbriar of Citrus Hills

Run Date: 11/06/2023

Run Time: 01:04 PM

FUND BALANCE SHEET

As of: 10/31/2023

Assets

Account	Operating	Reserves	Total
01040 Petty Cash	\$210.28		\$210.28
01042 Alliance Ckg #8423	\$78,922.67		\$78,922.67
01043 Alliance MM #7294	\$189,354.54		\$189,354.54
01044 Alliance Petty Cash x4856	\$500.05		\$500.05
01046 Alliance Petty Cash x8651	\$152.00		\$152.00
01074 Capital City Rese #5247		\$102,417.48	\$102,417.48
01105 Assessment Receivable	\$26,418.49		\$26,418.49
01106 Allowance for Bad Debt	(\$14,125.62)		(\$14,125.62)
01108 Accounts Receivable-GBriar Two	\$4,725.68		\$4,725.68
01110 Special Assmt AR	\$24,888.00		\$24,888.00
01300 Deposit Duke Energy	\$370.00		\$370.00
01350 Prepaid Insurance 10/11	\$235,194.28		\$235,194.28
01365 Prepaid Pest	\$3,123.00		\$3,123.00
Total Assets	\$549,733.37	\$102,417.48	\$652,150.85

Liabilities

Account	Operating	Reserves	Total
02020 Prepaid Assessments	\$43,846.61		\$43,846.61
02025 Payroll Tax Liability	\$793.90		\$793.90
02035 Capital City Bk Roof Loan		\$333,070.90	\$333,070.90
02036 Capital City Loan x0136		\$314,546.05	\$314,546.05
02040 Insurance Finance Loan Property	\$151,836.00		\$151,836.00
Total Liabilities	\$196,476.51	\$647,616.95	\$844,093.46

Equity

Account	Operating	Reserves	Total
03005 Reserves - Capital Funds		(\$165,173.69)	(\$165,173.69)
03006 Reserve Distributions		(\$380,025.78)	(\$380,025.78)
03510 Prior Years Earnings	\$283,807.00		\$283,807.00
Current Year Net Income/(Loss)	\$69,449.86	\$0.00	\$69,449.86
Total Equity	\$353,256.86	(\$545,199.47)	(\$191,942.61)
Total Liabilities & Equity	\$549,733.37	\$102,417.48	\$652,150.85

Greenbriar of Citrus Hills

INCOME STATEMENT

Start: 10/01/2023 | End: 10/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
04010 Assessment Income	70,350.00	70,350.00	0.00	703,500.00	703,500.00	0.00	844,200.00
04020 Special Assmt Income	0.00	0.00	0.00	105,000.00	0.00	105,000.00	0.00
04065 Interest on Delq Balance	196.87	0.00	196.87	3,093.85	0.00	3,093.85	0.00
04180 Interest on Operating Acct	59.54	0.00	59.54	348.99	0.00	348.99	0.00
04220 Miscellaneous Income	0.00	0.00	0.00	500.00	0.00	500.00	0.00
Total	70,606.41	70,350.00	256.41	812,442.84	703,500.00	108,942.84	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	27,713.50	29,033.30	1,319.80	34,840.00
06020 Accounting Fees / Tax Prep	225.00	75.00	(150.00)	5,625.00	1,400.00	(4,225.00)	1,550.00
06030 Website Maintenance	0.00	83.33	83.33	243.08	833.30	590.22	1,000.00
06040 Legal Fees	1,591.25	666.67	(924.58)	(2,073.65)	6,666.70	8,740.35	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	(1.25)	8.33	9.58	(9.00)	83.30	92.30	100.00
06100 Insurance General Liability	29,295.24	20,863.33	(8,431.91)	229,761.26	208,633.30	(21,127.96)	250,360.00
06150 Insurance Workmans Comp.	0.00	91.67	91.67	(1,409.00)	916.70	2,325.70	1,100.00
06160 Employee Salaries	3,744.38	5,000.00	1,255.62	35,121.20	50,000.00	14,878.80	60,000.00
06165 Employee Payroll Tax Exp	358.41	500.00	141.59	2,889.28	5,000.00	2,110.72	6,000.00
06170 Office Supplies / Postage	407.08	166.67	(240.41)	3,979.94	1,666.70	(2,313.24)	2,000.00
06220 Corporate Report/DBPR	0.00	0.00	0.00	61.25	62.00	0.75	62.00
06260 Bad Debt	380.29	600.00	219.71	314.11	6,000.00	5,685.89	7,200.00
06290 Miscellaneous	0.00	0.00	0.00	2,895.00	0.00	(2,895.00)	0.00
06510 Grounds Maintenance	4,665.00	4,508.33	(156.67)	46,650.00	45,083.30	(1,566.70)	54,100.00
06511 Ground Maint Pest Control	1,561.50	1,583.33	21.83	15,615.00	15,833.30	218.30	19,000.00
06515 Mulch / Sod / Plants	0.00	500.00	500.00	4,271.67	5,000.00	728.33	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	7,900.00	833.33	(7,066.67)	9,500.00	8,333.30	(1,166.70)	10,000.00
06580 Termites	0.00	250.00	250.00	3,109.12	2,500.00	(609.12)	3,000.00
06600 Extermination	0.00	216.67	216.67	1,917.00	2,166.70	249.70	2,600.00
06610 Irrigation Repairs / Maint	1,547.92	416.67	(1,131.25)	9,161.44	4,166.70	(4,994.74)	5,000.00
06615 Equipment Maintenance	95.44	250.00	154.56	3,695.61	2,500.00	(1,195.61)	3,000.00
06650 Water Well Maint / Water Plant	3,644.76	833.33	(2,811.43)	16,010.23	8,333.30	(7,676.93)	10,000.00
06700 Signage	0.00	83.33	83.33	13,718.39	833.30	(12,885.09)	1,000.00
06910 Repairs	954.78	2,500.00	1,545.22	36,862.79	25,000.00	(11,862.79)	30,000.00
06920 Contracted Maintenance	0.00	333.33	333.33	0.00	3,333.30	3,333.30	4,000.00
07010 Pool Expenses	3,086.53	1,166.67	(1,919.86)	12,240.96	11,666.70	(574.26)	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	756.56	1,175.00	418.44	9,783.01	11,750.00	1,966.99	14,100.00
07830 Electricity	1,247.78	1,666.67	418.89	17,271.48	16,666.70	(604.78)	20,000.00
07840 Sewer Maint. - Waste Water	4,448.20	2,916.67	(1,531.53)	29,232.60	29,166.70	(65.90)	35,000.00
07850 Telephone	305.47	308.33	2.86	3,049.71	3,083.30	33.59	3,700.00
08005 Reserves Capital Fund	19,750.00	19,750.00	0.00	197,500.00	197,500.00	0.00	237,000.00
Total	88,735.69	70,249.99	(18,485.70)	742,992.98	704,211.90	(38,781.08)	844,712.00
Net Income	(18,129.28)	100.01	(18,229.29)	69,449.86	(711.90)	70,161.76	(512.00)

Greenbriar of Citrus Hills

Run Date: 11/06/2023

Run Time: 01:04 PM

GENERAL LEDGER DETAIL

As of: Start: 10/01/2023 | End: 10/31/2023

Account				Balance Forward	Debits	Credits	Ending Balance
01040 Petty Cash				\$210.28	\$0.00	\$0.00	\$210.28
01042 Alliance Ckg #8423				\$112,759.35	\$128,245.15	\$162,081.83	\$78,922.67
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2023	AP 212293 - Print Check	1925	VANS - VANS LAWN MAINTENANCE INC	October lawn maint	\$0.00	\$2,865.00	
10/1/2023	AP 212293 - Print Check	1926	VANS - VANS LAWN MAINTENANCE INC	October shrub bed maint	\$0.00	\$1,800.00	
10/1/2023	AP 212663 - Print Check	1930	VSC - VILLAGES SERVICES INC.	October management	\$0.00	\$2,832.96	
10/2/2023	AR 213172 - Cash Receipts - Manual	0093572445			\$22,885.00	\$0.00	
10/2/2023	AR 213228 - Cash Receipts - Lockbox	39528349			\$7,670.00	\$0.00	
10/3/2023	AR 213520 - Cash Receipts - Lockbox	39772173			\$1,340.00	\$0.00	
10/3/2023	AR 216927 - Backout Payment	00100006			\$0.00	\$335.00	
10/4/2023	AP 213535 - Print Check	1935	MICHEL - MICHELLE'S ACCOUNTING & TAX IN	3rd Qtr payroll & Qtrly tax returns	\$0.00	\$225.00	
10/4/2023	AP 213535 - Print Check	1932	HARMON - DOUGLAS HARMON	Sept waste water operator	\$0.00	\$1,500.00	
10/4/2023	AP 213535 - Print Check	1933	HARMON - DOUGLAS HARMON	September water plant operator	\$0.00	\$565.00	
10/4/2023	AP 213535 - Print Check	1934	Waste Pro of Florida Inc	October trash service	\$0.00	\$756.56	
10/4/2023	AP 213697 - Print Check	1936	SUNCOA - SUNCOAST PLUMBING INC	replace shut off valve 2102A	\$0.00	\$840.00	
10/5/2023	GL 213524 - Journal Entry		Armando Cologna	Armando Cologna	\$0.00	\$126.42	
10/5/2023	GL 213525 - Journal Entry		Giovanni Cologna	Giovanni Cologna	\$0.00	\$910.37	
10/5/2023	GL 213526 - Journal Entry		Jeff Dow payroll	Jeff Dow payroll	\$0.00	\$797.02	
10/5/2023	AR 214390 - Cash Receipts - Manual	1041			\$10,669.53	\$0.00	
10/5/2023	AR 214457 - Cash Receipts - Lockbox	39841822			\$1,675.00	\$0.00	
10/6/2023	AR 214495 - Cash Receipts - Lockbox	39939384			\$335.00	\$0.00	
10/6/2023	AP 226405 - Hand Written Check	ach	verizon - Verizon	phone service	\$0.00	\$54.04	
10/6/2023	GL 226406 - Misc Bank Transaction			return check deposit fee	\$0.00	\$10.00	
10/9/2023	AP 212299 - Hand Written Check	ach	DUKE - DUKE ENERGY	lift by tower	\$0.00	\$62.60	
10/9/2023	AP 212300 - Hand Written Check	ach	DUKE - DUKE ENERGY	lift	\$0.00	\$17.59	
10/9/2023	AP 212301 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 1	\$0.00	\$30.79	
10/9/2023	AP 212302 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 2	\$0.00	\$30.79	
10/9/2023	AP 212303 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 3	\$0.00	\$30.79	
10/9/2023	AP 212304 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 4	\$0.00	\$30.79	
10/9/2023	AP 212305 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 5	\$0.00	\$30.79	
10/9/2023	AP 212306 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 6	\$0.00	\$30.79	
10/9/2023	AP 212307 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 7	\$0.00	\$30.79	

Account				Balance Forward	Debits	Credits	Ending Balance
10/9/2023	AP 212308 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 8	\$0.00	\$30.79	
10/9/2023	AP 212309 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 9	\$0.00	\$30.79	
10/9/2023	AP 212310 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 10	\$0.00	\$30.79	
10/9/2023	AP 212311 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 11	\$0.00	\$30.79	
10/9/2023	AP 212312 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 12	\$0.00	\$30.79	
10/9/2023	AP 212313 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 14	\$0.00	\$30.79	
10/9/2023	AP 212314 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 15	\$0.00	\$30.79	
10/9/2023	AP 212315 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 16	\$0.00	\$30.79	
10/9/2023	AP 212316 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 17	\$0.00	\$30.79	
10/9/2023	AP 212317 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 18	\$0.00	\$32.93	
10/9/2023	AP 212318 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 19	\$0.00	\$30.79	
10/9/2023	AP 212319 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 20	\$0.00	\$30.79	
10/9/2023	AP 212320 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 21	\$0.00	\$30.79	
10/10/2023	AR 214736 - Cash Receipts - Manual	0000995818			\$9,887.44	\$0.00	
10/10/2023	AR 215130 - Cash Receipts - Lockbox	40026347			\$2,680.00	\$0.00	
10/11/2023	AP 212297 - Hand Written Check	ach	DUKE - DUKE ENERGY	pool electric	\$0.00	\$341.90	
10/11/2023	AP 212298 - Hand Written Check	ach	DUKE - DUKE ENERGY	well electric	\$0.00	\$318.73	
10/11/2023	AR 215128 - Cash Receipts - Manual	0095551269			\$3,856.63	\$0.00	
10/11/2023	GL 215301 - Journal Entry		October reserve transfer	October reserve transfer	\$0.00	\$19,750.00	
10/13/2023	AP 213533 - Hand Written Check	ach	USTREA - U.S. TREASURY	Sept 941 payroll taxes	\$0.00	\$854.34	
10/13/2023	AR 216829 - Cash Receipts - Lockbox	40079232			\$490.12	\$0.00	
10/16/2023	AP 213529 - Hand Written Check	ach	DUKE - DUKE ENERGY	lift electric	\$0.00	\$593.91	
10/16/2023	AR 216873 - Cash Receipts - Manual	364			\$4,833.34	\$0.00	
10/16/2023	AP 216898 - Print Check	1937	advsep - Advanced Septic, Portable Toilets	portable toilet	\$0.00	\$100.70	
10/16/2023	AR 217226 - Cash Receipts - Lockbox	40110505			\$100.00	\$0.00	
10/17/2023	AP 218188 - Hand Written Check	ach	BrownHome - Brown Construction & Trim Carpentry Inc	building inspections for insurance	\$0.00	\$6,300.00	
10/17/2023	AP 218207 - Print Check	1946	VSC - VILLAGES SERVICES INC.	copies, postage, ink	\$0.00	\$407.08	
10/17/2023	AP 218207 - Print Check	1941	BCOVEL - B Covell Automation & Design Services LLC	auto dialer for WW plant Oct	\$0.00	\$125.00	
10/17/2023	AP 218207 - Print Check	1938	GOLDXP - GOLDEN X PLUMBING	solenoid, hose bib	\$0.00	\$279.09	
10/17/2023	AP 218207 - Print Check	1943	GOLDXP - GOLDEN X PLUMBING	solenoid, hose bib, irrigation parts	\$0.00	\$862.54	
10/17/2023	AP 218207 - Print Check	1945	DSPOOL - DS Pool Service LLC	October pool service	\$0.00	\$3,086.53	
10/17/2023	AP 218207 - Print Check	1939	HAWKIN - HAWKINS INC	tank 65 Gallon PE	\$0.00	\$395.72	
10/17/2023	AP 218207 - Print Check	1942	RING - RING POWER CORP	sewer plant bi-annual	\$0.00	\$1,314.36	

Account				Balance Forward	Debits	Credits	Ending Balance
10/17/2023	AP 218207 - Print Check	1944	RING - RING POWER CORP	maintenance water plant bi-annual	\$0.00	\$3,079.76	
10/17/2023	AP 218207 - Print Check	1940	WAUGH - Waugh Grant PLLC	maintenance collections Peach units	\$0.00	\$1,591.25	
10/17/2023	AR 218297 - Cash Receipts - Lockbox	40116063			\$335.00	\$0.00	
10/18/2023	AR 218305 - Cash Receipts - Manual	0097046026			\$10,488.35	\$0.00	
10/18/2023	AR 218344 - Cash Receipts - Manual	112			\$2,359.97	\$0.00	
10/18/2023	AP 218480 - Print Check	1947	AMER - AMERICAN PIPE & TANK INC	clean liftstation, jet mainline	\$0.00	\$1,270.00	
10/18/2023	AR 218487 - Cash Receipts - Manual	6093			\$5,178.65	\$0.00	
10/18/2023	AR 218520 - Cash Receipts - Lockbox	40121478			\$500.00	\$0.00	
10/19/2023	GL 217222 - Journal Entry		Giovanni Cologna	Giovanni Cologna	\$0.00	\$733.19	
10/19/2023	GL 217223 - Journal Entry		Jeff Dow payroll	Jeff Dow payroll	\$0.00	\$678.68	
10/19/2023	AR 218585 - Cash Receipts - Manual	1392			\$1,670.34	\$0.00	
10/19/2023	AR 218590 - Cash Receipts - Lockbox	40130681			\$150.00	\$0.00	
10/20/2023	AR 218949 - Cash Receipts - Lockbox	40143114			\$501.67	\$0.00	
10/23/2023	AP 218206 - AP Adjustment	ach	CENTUR - CENTURY LINK*	phone service	\$0.00	\$189.82	
10/23/2023	AR 219041 - Cash Receipts - Manual	0097318551			\$9,529.06	\$0.00	
10/23/2023	AP 219045 - Print Check	1948	Kristin Neumann Lavere	Owner Refund	\$0.00	\$400.00	
10/24/2023	AP 219084 - Print Check	1949	TMessere - Timothy Messere Tree Service LLC	tree trimming/removal & grind stumps	\$0.00	\$6,900.00	
10/24/2023	AP 219088 - Print Check	1950	TMessere - Timothy Messere Tree Service LLC	tree trimming/removal & grind stumps	\$0.00	\$1,000.00	
10/24/2023	AR 219171 - Cash Receipts - Manual	240604			\$13,010.01	\$0.00	
10/25/2023	AR 226404 - Cash Receipts - Manual	040171826			\$1,171.67	\$0.00	
10/26/2023	AP 223094 - Print Check	1953	PUTCH - MICHAEL PUTCH LLC	roto till ponds October	\$0.00	\$450.00	
10/26/2023	AR 224284 - Cash Receipts - Manual	1633			\$5,015.01	\$0.00	
10/27/2023	AP 213532 - Hand Written Check	ach	FLUC - Florida UC Fund	3rd Qtr FL unemployment	\$0.00	\$10.28	
10/27/2023	AP 213534 - Hand Written Check	ach	USTREA - U.S. TREASURY	3rd Qtr 940 tax pymt	\$0.00	\$61.68	
10/28/2023	AP 215316 - Hand Written Check	ach	LOWES - LOWE'S	maintenance supplies	\$0.00	\$616.51	
10/30/2023	AR 224557 - Cash Receipts - Lockbox	40223319			\$670.00	\$0.00	
10/31/2023	AR 224553 - Cash Receipts - Manual	1046			\$10,204.31	\$0.00	
10/31/2023	AP 224950 - Print Check	1954	AMER - AMERICAN PIPE & TANK INC	pump out 10.27.23	\$0.00	\$3,344.00	
10/31/2023	AP 225079 - Hand Written Check	ach	Citizens - Citizens Property Insurance Corp	Down pymt property insurance 10/11/23 - 10/11/24	\$0.00	\$73,003.00	
10/31/2023	AP 225080 - Hand Written Check	ach	Brier - Briercheck Insurance Group	Difference in conditions (peril) insurance	\$0.00	\$18,511.26	

Account				Balance Forward	Debits	Credits	Ending Balance
10/31/2023	AP 225081 - Hand Written Check	ach	Brier - Briercheck Insurance Group	Environmental Liab insurance	\$0.00	\$1,197.00	
10/31/2023	AR 225230 - Cash Receipts - Lockbox	40260267			\$1,005.00	\$0.00	
10/31/2023	GL 226390 - Journal Entry		Operating Interest	RJE14	\$3.26	\$0.00	
10/31/2023	AP 226407 - Void Check	ach	DUKE - DUKE ENERGY	bldg 21	\$30.79	\$0.00	
01043 Alliance MM #7294				\$189,298.27	\$56.27	\$0.00	\$189,354.54
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/31/2023	GL 226390 - Journal Entry		Operating Interest	RJE14	\$56.27	\$0.00	
01044 Alliance Petty Cash x4856				\$500.04	\$0.01	\$0.00	\$500.05
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/31/2023	GL 226390 - 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				\$98,388.56	\$19,750.00	\$15,721.08	\$102,417.48
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/10/2023	GL 226396 - Journal Entry		Loan Payment	RJELOAN	\$0.00	\$8,786.69	
10/11/2023	GL 215301 - Journal Entry		October reserve transfer	October reserve transfer	\$19,750.00	\$0.00	
10/15/2023	GL 215347 - Journal Entry		loan #2 payment	loan #2 payment	\$0.00	\$6,934.39	
01105 Assessment Receivable				\$25,988.16	\$70,906.31	\$70,475.98	\$26,418.49
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2023	AR 212181 - Apply Charges				\$70,350.00	\$0.00	
10/1/2023	AR 214738 - Adjustment				\$0.00	\$335.00	
10/1/2023	AR 214740 - Adjustment				\$0.00	\$335.00	
10/1/2023	AR 214742 - Adjustment				\$0.00	\$335.00	
10/1/2023	AR 214743 - Adjustment				\$0.00	\$335.00	
10/1/2023	AR 214745 - Adjustment				\$0.00	\$335.00	
10/1/2023	AR 226409 - Adjustment				\$0.00	\$335.00	
10/2/2023	AR 213172 - Cash Receipts - Manual	0093572445			\$0.00	\$17,680.00	
10/2/2023	AR 213228 - Cash Receipts - Lockbox	39528349			\$0.00	\$7,370.00	
10/3/2023	AR 213520 - Cash Receipts - Lockbox	39772173			\$0.00	\$1,340.00	
10/3/2023	AR 216927 - Backout Payment	00100006			\$335.00	\$0.00	
10/3/2023	AR 216928 - Apply NSF	00100006			\$20.00	\$0.00	
10/5/2023	AR 214390 - Cash Receipts - Manual	1041			\$0.00	\$6,700.00	
10/5/2023	AR 214457 - Cash Receipts - Lockbox	39841822			\$0.00	\$1,675.00	
10/6/2023	AR 214495 - Cash Receipts - Lockbox	39939384			\$0.00	\$335.00	
10/10/2023	AR 214736 - Cash Receipts - Manual	0000995818			\$0.00	\$6,382.43	
10/10/2023	AR 214739 - Adjustment				\$0.00	\$309.00	
10/10/2023	AR 214741 -				\$0.00	\$335.00	

Account				Balance Forward	Debits	Credits	Ending Balance
10/10/2023	Adjustment AR 214744 -				\$0.00	\$335.00	
10/10/2023	Adjustment AR 214746 -				\$0.00	\$335.00	
10/10/2023	Adjustment AR 215130 - Cash 40026347				\$0.00	\$2,345.00	
10/11/2023	Receipts - Lockbox AR 215128 - Cash 0095551269				\$0.00	\$2,689.96	
10/11/2023	Receipts - Manual AR 215169 - Apply PrePays				\$0.00	\$18,188.62	
10/11/2023	AR 215170 - Apply Interest				\$201.31	\$0.00	
10/13/2023	AR 216829 - Cash 40079232				\$0.00	\$374.96	
10/18/2023	Receipts - Lockbox AR 218305 - Cash 0000005258				\$0.00	\$26.00	
10/18/2023	Receipts - Manual AR 218344 - Cash 111				\$0.00	\$359.96	
10/18/2023	Receipts - Manual AR 218487 - Cash 0095728665				\$0.00	\$340.31	
10/19/2023	Receipts - Manual AR 218585 - Cash 1020				\$0.00	\$271.38	
10/23/2023	Receipts - Manual AR 219041 - Cash 0097320290				\$0.00	\$358.96	
10/26/2023	AR 226410 - Adjustment				\$0.00	\$304.44	
10/31/2023	AR 224553 - Cash 1120				\$0.00	\$374.96	
10/31/2023	Receipts - Manual AR 225230 - Cash 40252803				\$0.00	\$35.00	
10/31/2023	Receipts - Lockbox						
01106	Allowance for Bad Debt			(\$13,745.33)	\$0.00	\$380.29	(\$14,125.62)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/31/2023	GL 226408 - Journal Entry		bad debt allowance	bad debt allowance	\$0.00	\$380.29	
01108	Accounts Receivable-GBriar Two			\$2,339.52	\$4,725.68	\$2,339.52	\$4,725.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/5/2023	AR 214390 - Cash Receipts - Manual	1535			\$0.00	\$2,339.52	
10/31/2023	AR 224561 - Adjustment				\$4,725.68	\$0.00	
01110	Special Assmt AR			\$66,918.14	\$2,954.00	\$44,984.14	\$24,888.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2023	AR 214738 - Adjustment				\$335.00	\$0.00	
10/1/2023	AR 214742 - Adjustment				\$335.00	\$0.00	
10/1/2023	AR 214743 - Adjustment				\$335.00	\$0.00	
10/1/2023	AR 214745 - Adjustment				\$335.00	\$0.00	
10/1/2023	AR 226409 - Adjustment				\$335.00	\$0.00	
10/2/2023	AR 213172 - Cash Receipts - Manual	3490			\$0.00	\$4,037.30	
10/5/2023	AR 214390 - Cash Receipts - Manual	6074			\$0.00	\$1,330.01	
10/10/2023	AR 214736 - Cash Receipts - Manual	5394			\$0.00	\$2,331.61	
10/10/2023	AR 214739 - Adjustment				\$309.00	\$0.00	
10/10/2023	AR 214741 - Adjustment				\$335.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
10/10/2023	AR 214746 - Adjustment				\$335.00	\$0.00	
10/10/2023	AR 215130 - Cash Receipts - Lockbox	39982405			\$0.00	\$335.00	
10/11/2023	AR 215128 - Cash Receipts - Manual	0095551269			\$0.00	\$1,166.67	
10/13/2023	AR 216829 - Cash Receipts - Lockbox	40079232			\$0.00	\$115.16	
10/16/2023	AR 216873 - Cash Receipts - Manual	3202049773			\$0.00	\$4,333.34	
10/16/2023	AR 217226 - Cash Receipts - Lockbox	40110505			\$0.00	\$100.00	
10/17/2023	AR 218297 - Cash Receipts - Lockbox	40116063			\$0.00	\$335.00	
10/18/2023	AR 218305 - Cash Receipts - Manual	0097046026			\$0.00	\$4,325.56	
10/18/2023	AR 218344 - Cash Receipts - Manual	112			\$0.00	\$1,833.34	
10/18/2023	AR 218487 - Cash Receipts - Manual	6093			\$0.00	\$2,869.34	
10/18/2023	AR 218520 - Cash Receipts - Lockbox	40121478			\$0.00	\$500.00	
10/19/2023	AR 218585 - Cash Receipts - Manual	1392			\$0.00	\$989.85	
10/19/2023	AR 218590 - Cash Receipts - Lockbox	40130681			\$0.00	\$150.00	
10/23/2023	AR 219041 - Cash Receipts - Manual	0097318551			\$0.00	\$5,882.50	
10/24/2023	AR 219171 - Cash Receipts - Manual	5261			\$0.00	\$10,787.44	
10/25/2023	AR 226404 - Cash Receipts - Manual	0400181097			\$0.00	\$166.67	
10/26/2023	AR 224284 - Cash Receipts - Manual	1633			\$0.00	\$1,165.01	
10/26/2023	AR 226410 - Adjustment				\$300.00	\$0.00	
10/31/2023	AR 224553 - Cash Receipts - Manual	0000005259			\$0.00	\$1,662.34	
10/31/2023	AR 225230 - Cash Receipts - Lockbox	40264903			\$0.00	\$568.00	
01300	Deposit Duke Energy			\$370.00	\$0.00	\$0.00	\$370.00
01350	Prepaid Insurance 10/11			\$13,642.26	\$244,547.26	\$22,995.24	\$235,194.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/31/2023	AP 225079 - Hand Written Check	ach	Citizens - Citizens Property Insurance Corp	Down pymt property insurance 10/11/23 - 10/11/24	\$73,003.00	\$0.00	
10/31/2023	AP 225080 - Hand Written Check	ach	Brier - Briercheck Insurance Group	Difference in conditions (peril) insurance	\$18,511.26	\$0.00	
10/31/2023	AP 225081 - Hand Written Check	ach	Brier - Briercheck Insurance Group	Environmental Liab insurance	\$1,197.00	\$0.00	
10/31/2023	GL 225082 - Journal Entry		Citizens Property insurance loan	Citizens Property insurance loan	\$151,836.00	\$0.00	
10/31/2023	GL 226382 - Journal Entry		Monthly insurance exp	JES	\$0.00	\$22,995.24	
01365	Prepaid Pest				\$4,684.50	\$0.00	\$1,561.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/31/2023	GL 226383 - Journal Entry		Pest Control	13	\$0.00	\$1,561.50	
02010	Accounts Payable				\$0.00	\$36,180.37	\$36,180.37
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2023	AP 212291 - Enter		VANS - VANS LAWN MAINTENANCE INC	October lawn	\$0.00	\$2,865.00	

Account				Balance Forward	Debits	Credits	Ending Balance
	Bills - Separate						
	Check			maint			
10/1/2023	AP 212292 - Enter		VANS - VANS LAWN MAINTENANCE INC	October shrub bed	\$0.00	\$1,800.00	
	Bills - Separate			maint			
10/1/2023	AP 212293 - Print	1925	VANS - VANS LAWN MAINTENANCE INC	October lawn	\$2,865.00	\$0.00	
	Check			maint			
10/1/2023	AP 212293 - Print	1926	VANS - VANS LAWN MAINTENANCE INC	October shrub bed	\$1,800.00	\$0.00	
	Check			maint			
10/1/2023	AP 212659 - Enter		VSC - VILLAGES SERVICES INC.	October	\$0.00	\$2,832.96	
	Bill			management			
10/1/2023	AP 212663 - Print	1930	VSC - VILLAGES SERVICES INC.	October	\$2,832.96	\$0.00	
	Check			management			
10/4/2023	AP 213527 - Enter		MICHEL - MICHELLE'S ACCOUNTING & TAX IN	3rd Qtr payroll &	\$0.00	\$225.00	
	Bill			Qtrly tax returns			
10/4/2023	AP 213528 - Enter		Waste Pro of Florida Inc	October trash	\$0.00	\$756.56	
	Bill			service			
10/4/2023	AP 213530 - Enter		HARMON - DOUGLAS HARMON	September water	\$0.00	\$565.00	
	Bills - Separate			plant operator			
10/4/2023	AP 213531 - Enter		HARMON - DOUGLAS HARMON	Sept waste water	\$0.00	\$1,500.00	
	Bills - Separate			operator			
10/4/2023	AP 213535 - Print	1935	MICHEL - MICHELLE'S ACCOUNTING & TAX IN	3rd Qtr payroll &	\$225.00	\$0.00	
	Check			Qtrly tax returns			
10/4/2023	AP 213535 - Print	1932	HARMON - DOUGLAS HARMON	Sept waste water	\$1,500.00	\$0.00	
	Check			operator			
10/4/2023	AP 213535 - Print	1933	HARMON - DOUGLAS HARMON	September water	\$565.00	\$0.00	
	Check			plant operator			
10/4/2023	AP 213535 - Print	1934	Waste Pro of Florida Inc	October trash	\$756.56	\$0.00	
	Check			service			
10/4/2023	AP 213696 - Enter		SUNCOA - SUNCOAST PLUMBING INC	replace shut off	\$0.00	\$840.00	
	Bill			valve 2102A			
10/4/2023	AP 213697 - Print	1936	SUNCOA - SUNCOAST PLUMBING INC	replace shut off	\$840.00	\$0.00	
	Check			valve 2102A			
10/16/2023	AP 216897 - Enter		advsep - Advanced Septic, Portable Toilets	portable toilet	\$0.00	\$100.70	
	Bill						
10/16/2023	AP 216898 - Print	1937	advsep - Advanced Septic, Portable Toilets	portable toilet	\$100.70	\$0.00	
	Check						
10/17/2023	AP 218189 - Enter		VSC - VILLAGES SERVICES INC.	copies, postage,	\$0.00	\$407.08	
	Bill			ink			
10/17/2023	AP 218190 - Enter		DSPOOL - DS Pool Service LLC	October pool	\$0.00	\$2,636.53	
	Bill			service			
10/17/2023	AP 218191 - Enter		DSPOOL - DS Pool Service LLC	October pool	\$0.00	\$450.00	
	Bill			service			
10/17/2023	AP 218195 - Enter		RING - RING POWER CORP	water plant bi-	\$0.00	\$3,079.76	
	Bills - Separate			annual			
10/17/2023	AP 218196 - Enter		GOLDXP - GOLDEN X PLUMBING	maintenance	\$0.00	\$862.54	
	Bills - Separate			solenoid, hose bib,			
	Check			irrigation parts			
10/17/2023	AP 218197 - Enter		RING - RING POWER CORP	sewer plant bi-	\$0.00	\$1,314.36	
	Bills - Separate			annual			
	Check			maintenance			
10/17/2023	AP 218198 - Enter		BCOVEL - B Covell Automation & Design	auto dialer for WW	\$0.00	\$125.00	
	Bills - Separate		Services LLC	plant Oct			
	Check						
10/17/2023	AP 218199 - Enter		WAUGH - Waugh Grant PLLC	collections Peach	\$0.00	\$1,591.25	
	Bills - Separate			units			
	Check						
10/17/2023	AP 218200 - Enter		HAWKIN - HAWKINS INC	tank 65 Gallon PE	\$0.00	\$395.72	
	Bills - Separate						
	Check						
10/17/2023	AP 218201 - Enter		GOLDXP - GOLDEN X PLUMBING	solenoid, hose bib	\$0.00	\$279.09	
	Bills - Separate						
	Check						
10/17/2023	AP 218207 - Print	1946	VSC - VILLAGES SERVICES INC.	copies, postage,	\$407.08	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
10/17/2023	Check			ink			
10/17/2023	AP 218207 - Print	1941	BCOVEL - B Covell Automation & Design Services LLC	auto dialer for WW plant Oct	\$125.00	\$0.00	
10/17/2023	Check			solenoid, hose bib	\$279.09	\$0.00	
10/17/2023	AP 218207 - Print	1938	GOLDXP - GOLDEN X PLUMBING	solenoid, hose bib, irrigation parts	\$862.54	\$0.00	
10/17/2023	Check			October pool service	\$3,086.53	\$0.00	
10/17/2023	AP 218207 - Print	1945	DSPOOL - DS Pool Service LLC	tank 65 Gallon PE	\$395.72	\$0.00	
10/17/2023	Check			sewer plant bi-annual maintenance	\$1,314.36	\$0.00	
10/17/2023	AP 218207 - Print	1939	HAWKIN - HAWKINS INC	water plant bi-annual maintenance	\$3,079.76	\$0.00	
10/17/2023	Check			collections Peach units	\$1,591.25	\$0.00	
10/17/2023	AP 218207 - Print	1940	WAUGH - Waugh Grant PLLC	clean liftstation, jet mainline	\$0.00	\$1,270.00	
10/18/2023	AP 218479 - Enter Bill		AMER - AMERICAN PIPE & TANK INC	clean liftstation, jet mainline	\$1,270.00	\$0.00	
10/18/2023	AP 218480 - Print	1947	AMER - AMERICAN PIPE & TANK INC	phone service	\$0.00	\$189.82	
10/23/2023	Check			phone service	\$189.82	\$0.00	
10/23/2023	AP 218205 - Enter Bills - Separate Check		CENTUR - CENTURY LINK*	Owner Refund	\$0.00	\$400.00	
10/23/2023	AP 218206 - AP Adjustment	ach	CENTUR - CENTURY LINK*	Owner Refund	\$400.00	\$0.00	
10/23/2023	AP 219043 - Enter Bill		Kristin Neumann Lavere	tree	\$0.00	\$6,900.00	
10/23/2023	AP 219045 - Print	1948	Kristin Neumann Lavere	trimming/removal & grind stumps	\$6,900.00	\$0.00	
10/24/2023	AP 219083 - Enter Bill		TMessere - Timothy Messere Tree Service LLC	tree	\$0.00	\$1,000.00	
10/24/2023	AP 219084 - Print	1949	TMessere - Timothy Messere Tree Service LLC	trimming/removal & grind stumps	\$1,000.00	\$0.00	
10/24/2023	Check			tree	\$0.00	\$450.00	
10/24/2023	AP 219085 - Enter Bill		TMessere - Timothy Messere Tree Service LLC	roto till ponds	\$450.00	\$0.00	
10/24/2023	AP 219088 - Print	1950	TMessere - Timothy Messere Tree Service LLC	October	\$0.00	\$3,344.00	
10/26/2023	AP 223093 - Enter Bill		PUTCH - MICHAEL PUTCH LLC	roto till ponds	\$3,344.00	\$0.00	
10/26/2023	AP 223094 - Print	1953	PUTCH - MICHAEL PUTCH LLC	October	\$0.00	\$3,344.00	
10/31/2023	Check			roto till ponds	\$450.00	\$0.00	
10/31/2023	AP 224560 - Enter Bill		AMER - AMERICAN PIPE & TANK INC	tree	\$0.00	\$3,344.00	
10/31/2023	AP 224950 - Print	1954	AMER - AMERICAN PIPE & TANK INC	trimming/removal & grind stumps	\$3,344.00	\$0.00	
10/31/2023	Check			tree	\$0.00	\$3,344.00	

02020 Prepaid Assessments (\$30,876.71) \$23,282.62 \$36,252.52 (\$43,846.61)

Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
10/1/2023	AR 214738 - Adjustment				\$335.00	\$335.00
10/1/2023	AR 214740 - Adjustment				\$670.00	\$335.00
10/1/2023	AR 214742 - Adjustment				\$335.00	\$335.00
10/1/2023	AR 214743 - Adjustment				\$335.00	\$335.00
10/1/2023	AR 214745 - Adjustment				\$335.00	\$335.00
10/1/2023	AR 226409 - Adjustment				\$335.00	\$335.00

Account		Balance Forward	Debits	Credits	Ending Balance			
10/2/2023	AR 213172 - Cash Receipts - Manual	0093863366	\$0.00	\$1,167.70				
10/2/2023	AR 213228 - Cash Receipts - Lockbox	39528346	\$0.00	\$300.00				
10/5/2023	AR 214390 - Cash Receipts - Manual	6074	\$0.00	\$300.00				
10/10/2023	AR 214736 - Cash Receipts - Manual	123	\$0.00	\$1,173.40				
10/10/2023	AR 214739 - Adjustment		\$309.00	\$309.00				
10/10/2023	AR 214741 - Adjustment		\$335.00	\$335.00				
10/10/2023	AR 214744 - Adjustment		\$670.00	\$335.00				
10/10/2023	AR 214746 - Adjustment		\$335.00	\$335.00				
10/11/2023	AR 215169 - Apply PrePays		\$18,188.62	\$0.00				
10/16/2023	AR 216873 - Cash Receipts - Manual	364	\$0.00	\$500.00				
10/18/2023	AR 218305 - Cash Receipts - Manual	1042	\$0.00	\$6,136.79				
10/18/2023	AR 218344 - Cash Receipts - Manual	933	\$0.00	\$166.67				
10/18/2023	AR 218487 - Cash Receipts - Manual	6092	\$0.00	\$1,969.00				
10/19/2023	AR 218585 - Cash Receipts - Manual	1392	\$0.00	\$409.11				
10/20/2023	AR 218949 - Cash Receipts - Lockbox	40143114	\$0.00	\$501.67				
10/23/2023	AR 219041 - Cash Receipts - Manual	1037	\$0.00	\$3,287.60				
10/23/2023	AR 219042 - Adjustment		\$400.00	\$400.00				
10/23/2023	AP 219043 - Enter Bill	Kristin Neumann Lavere	Owner Refund	\$400.00	\$0.00			
10/24/2023	AR 219171 - Cash Receipts - Manual	240604	\$0.00	\$2,222.57				
10/25/2023	AR 226404 - Cash Receipts - Manual	040171826	\$0.00	\$1,005.00				
10/26/2023	AR 224284 - Cash Receipts - Manual	1633	\$0.00	\$3,850.00				
10/26/2023	AR 226410 - Adjustment		\$300.00	\$300.00				
10/30/2023	AR 224557 - Cash Receipts - Lockbox	40223319	\$0.00	\$670.00				
10/31/2023	AR 224553 - Cash Receipts - Manual	1046	\$0.00	\$8,167.01				
10/31/2023	AR 225230 - Cash Receipts - Lockbox	40260267	\$0.00	\$402.00				
02025 Payroll Tax Liability			(\$854.34)	\$793.90	(\$793.90)			
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
10/5/2023	GL 213524 - Journal Entry		Armando Cologna	Armando Cologna	\$0.00	\$20.66		
10/5/2023	GL 213525 - Journal Entry		Giovanni Cologna	Giovanni Cologna	\$0.00	\$264.76		
10/5/2023	GL 213526 - Journal Entry		Jeff Dow payroll	Jeff Dow payroll	\$0.00	\$170.22		
10/13/2023	AP 213533 - Hand Written Check	ach	USTREA - U.S. TREASURY	Sept 941 payroll taxes	\$854.34	\$0.00		
10/19/2023	GL 217222 - Journal Entry		Giovanni Cologna	Giovanni Cologna	\$0.00	\$205.12		
10/19/2023	GL 217223 - Journal Entry		Jeff Dow payroll	Jeff Dow payroll	\$0.00	\$133.14		
02035 Capital City Bk Roof Loan					(\$340,594.55)	\$7,523.65	\$0.00	(\$333,070.90)

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/10/2023	GL 226396 - Journal Entry		Loan Payment Principal	RJELOAN	\$7,523.65	\$0.00	
02036 Capital City Loan x0136				(\$319,814.74)	\$5,268.69	\$0.00	(\$314,546.05)
10/15/2023	GL 215347 - Journal Entry		loan #2 payment principal	loan #2 payment principal	\$5,268.69	\$0.00	
02040 Insurance Finance Loan Property				\$0.00	\$0.00	\$151,836.00	(\$151,836.00)
10/31/2023	GL 225082 - Journal Entry		Citizens Property insurance loan	Citizens Property insurance loan	\$0.00	\$151,836.00	
03005 Reserves - Capital Funds				\$184,923.69	\$0.00	\$19,750.00	\$165,173.69
10/31/2023	GL 226391 - Journal Entry		Reserve Funding	RJE16	\$0.00	\$19,750.00	
03006 Reserve Distributions				\$377,097.04	\$2,928.74	\$0.00	\$380,025.78
10/10/2023	GL 226396 - Journal Entry		Loan Payment Interest	RJELOAN	\$1,263.04	\$0.00	
10/15/2023	GL 215347 - Journal Entry		loan #2 payment interest	loan #2 payment interest	\$1,665.70	\$0.00	
03510 Prior Years Earnings				(\$283,807.00)	\$0.00	\$0.00	(\$283,807.00)
04010 Assessment Income				(\$633,150.00)	\$0.00	\$70,350.00	(\$703,500.00)
10/1/2023	AR 212181 - Apply Charges				\$0.00	\$70,350.00	
04020 Special Assmt Income				(\$105,000.00)	\$0.00	\$0.00	(\$105,000.00)
04065 Interest on Delq Balance				(\$2,896.98)	\$4.44	\$201.31	(\$3,093.85)
10/11/2023	AR 215170 - Apply Interest				\$0.00	\$201.31	
10/26/2023	AR 226410 - Adjustment				\$4.44	\$0.00	
04180 Interest on Operating Acct				(\$289.45)	\$0.00	\$59.54	(\$348.99)
10/31/2023	GL 226390 - Journal Entry		Operating Interest	RJE14	\$0.00	\$59.54	
04220 Miscellaneous Income				(\$500.00)	\$0.00	\$0.00	(\$500.00)
06010 Management Fees				\$24,942.15	\$2,771.35	\$0.00	\$27,713.50
10/1/2023	AP 212659 - Enter Bill		VSC - VILLAGES SERVICES INC.	October management	\$2,771.35	\$0.00	
06020 Accounting Fees / Tax Prep				\$5,400.00	\$225.00	\$0.00	\$5,625.00
10/4/2023	AP 213527 - Enter Bill		MICHEL - MICHELLE'S ACCOUNTING & TAX IN	3rd Qtr payroll & Qtrly tax returns	\$225.00	\$0.00	
06030 Website Maintenance				\$243.08	\$0.00	\$0.00	\$243.08
06040 Legal Fees				(\$3,664.90)	\$1,591.25	\$0.00	(\$2,073.65)
10/17/2023	AP 218199 - Enter Bills - Separate Check		WAUGH - Waugh Grant PLLC	collections Peach units	\$1,591.25	\$0.00	
06050 Annual Meeting Rental Fee				\$742.00	\$0.00	\$0.00	\$742.00

Account				Balance Forward	Debits	Credits	Ending Balance
06080 Bank Charges				(\$7.75)	\$18.75	\$20.00	(\$9.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/3/2023	AR 216928 - Apply NSF	00100006			\$0.00	\$20.00	
10/5/2023	GL 213524 - Journal Entry		QB Dir deposit fee	QB dir deposit fee	\$1.75	\$0.00	
10/5/2023	GL 213525 - Journal Entry		QB dir dep fee	QB dir dep fee	\$1.75	\$0.00	
10/5/2023	GL 213526 - Journal Entry		Jeff Dow payroll	Jeff Dow payroll	\$1.75	\$0.00	
10/6/2023	GL 226406 - Misc Bank Transaction			return check deposit fee	\$10.00	\$0.00	
10/19/2023	GL 217222 - Journal Entry		QB dir dep fee	QB dir dep fee	\$1.75	\$0.00	
10/19/2023	GL 217223 - Journal Entry		Jeff Dow payroll	Jeff Dow payroll	\$1.75	\$0.00	
06100 Insurance General Liability				\$200,466.02	\$29,295.24	\$0.00	\$229,761.26
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/17/2023	AP 218188 - Hand Written Check	ach	BrownHome - Brown Construction & Trim Carpentry Inc	building inspections for insurance	\$6,300.00	\$0.00	
10/31/2023	GL 226382 - Journal Entry		Monthly insurance exp	JE5	\$22,995.24	\$0.00	
06150 Insurance Workmans Comp.				(\$1,409.00)	\$0.00	\$0.00	(\$1,409.00)
06160 Employee Salaries				\$31,376.82	\$3,744.38	\$0.00	\$35,121.20
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/5/2023	GL 213524 - Journal Entry		Armando Cologne 9/18/23 - 10/1/23	Armando Cologne 9/18/23 - 10/1/23	\$135.00	\$0.00	
10/5/2023	GL 213525 - Journal Entry		Giovanni Cologne 9/18/23 - 10/1/23	Giovanni Cologne 9/18/23 - 10/1/23	\$1,090.00	\$0.00	
10/5/2023	GL 213526 - Journal Entry		Jeff Dow payroll 9/18/23 - 10/1/23	Jeff Dow payroll 9/18/23 - 10/1/23	\$896.88	\$0.00	
10/19/2023	GL 217222 - Journal Entry		Giovanni Cologne 10/2/23 - 10/15/23	Giovanni Cologne 10/2/23 - 10/15/23	\$870.00	\$0.00	
10/19/2023	GL 217223 - Journal Entry		Jeff Dow payroll 10/2/23 - 10/15/23	Jeff Dow payroll 10/2/23 - 10/15/23	\$752.50	\$0.00	
06165 Employee Payroll Tax Exp				\$2,530.87	\$358.41	\$0.00	\$2,889.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/5/2023	GL 213524 - Journal Entry		Armando Cologne	Armando Cologne	\$10.33	\$0.00	
10/5/2023	GL 213525 - Journal Entry		Giovanni Cologne	Giovanni Cologne	\$83.38	\$0.00	
10/5/2023	GL 213526 - Journal Entry		Jeff Dow payroll	Jeff Dow payroll	\$68.61	\$0.00	
10/19/2023	GL 217222 - Journal Entry		Giovanni Cologne	Giovanni Cologne	\$66.56	\$0.00	
10/19/2023	GL 217223 - Journal Entry		Jeff Dow payroll	Jeff Dow payroll	\$57.57	\$0.00	
10/27/2023	AP 213532 - Hand Written Check	ach	FLUC - Florida UC Fund	3rd Qtr FL unempoyment	\$10.28	\$0.00	
10/27/2023	AP 213534 - Hand Written Check	ach	USTREA - U.S. TREASURY	3rd Qtr 940 tax pymt	\$61.68	\$0.00	
06170 Office Supplies / Postage				\$3,572.86	\$407.08	\$0.00	\$3,979.94
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/17/2023	AP 218189 - Enter Bill		VSC - VILLAGES SERVICES INC.	copies, postage, ink	\$407.08	\$0.00	
06220 Corporate Report/DBPR				\$61.25	\$0.00	\$0.00	\$61.25
06260 Bad Debt				(\$66.18)	\$380.29	\$0.00	\$314.11

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/31/2023	GL 226408 - Journal Entry		bad debt allowance	bad debt allowance	\$380.29	\$0.00	
06290 Miscellaneous				\$2,895.00	\$0.00	\$0.00	\$2,895.00
06510 Grounds Maintenance				\$41,985.00	\$4,665.00	\$0.00	\$46,650.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/1/2023	AP 212291 - Enter Bills - Separate Check		VANS - VANS LAWN MAINTENANCE INC	October lawn maint	\$2,865.00	\$0.00	
10/1/2023	AP 212292 - Enter Bills - Separate Check		VANS - VANS LAWN MAINTENANCE INC	October shrub bed maint	\$1,800.00	\$0.00	
06511 Ground Maint Pest Control				\$14,053.50	\$1,561.50	\$0.00	\$15,615.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/31/2023	GL 226383 - Journal Entry		Pest Control	13	\$1,561.50	\$0.00	
06515 Mulch / Sod / Plants				\$4,271.67	\$0.00	\$0.00	\$4,271.67
06520 Erosion Control				\$7,300.00	\$0.00	\$0.00	\$7,300.00
06570 Tree Trimming / Removal				\$1,600.00	\$7,900.00	\$0.00	\$9,500.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/24/2023	AP 219083 - Enter Bill		TMessere - Timothy Messere Tree Service LLC	tree trimming/removal & grind stumps	\$6,900.00	\$0.00	
10/24/2023	AP 219085 - Enter Bill		TMessere - Timothy Messere Tree Service LLC	tree trimming/removal & grind stumps	\$1,000.00	\$0.00	
06580 Termites				\$3,109.12	\$0.00	\$0.00	\$3,109.12
06600 Extermination				\$1,917.00	\$0.00	\$0.00	\$1,917.00
06610 Irrigation Repairs / Maint				\$7,613.52	\$1,547.92	\$0.00	\$9,161.44
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/17/2023	AP 218196 - Enter Bills - Separate Check		GOLDXP - GOLDEN X PLUMBING	solenoid, hose bib, irrigation parts	\$862.54	\$0.00	
10/17/2023	AP 218201 - Enter Bills - Separate Check		GOLDXP - GOLDEN X PLUMBING	solenoid, hose bib	\$279.09	\$0.00	
10/28/2023	AP 215316 - Hand Written Check	ach	LOWES - LOWE'S	maintenance supplies	\$406.29	\$0.00	
06615 Equipment Maintenance				\$3,600.17	\$95.44	\$0.00	\$3,695.61
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/28/2023	AP 215316 - Hand Written Check	ach	LOWES - LOWE'S	maintenance supplies	\$95.44	\$0.00	
06650 Water Well Maint / Water Plant				\$12,365.47	\$3,644.76	\$0.00	\$16,010.23
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/4/2023	AP 213530 - Enter Bills - Separate Check		HARMON - DOUGLAS HARMON	September water plant operator	\$565.00	\$0.00	
10/17/2023	AP 218195 - Enter Bills - Separate Check		RING - RING POWER CORP	water plant bi-annual maintenance	\$3,079.76	\$0.00	
06700 Signage				\$13,718.39	\$0.00	\$0.00	\$13,718.39
06910 Repairs				\$35,908.01	\$954.78	\$0.00	\$36,862.79
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/4/2023	AP 213696 - Enter Bill		SUNCOA - SUNCOAST PLUMBING INC	replace shut off valve 2102A	\$840.00	\$0.00	
10/28/2023	AP 215316 - Hand	ach	LOWES - LOWE'S	maintenance	\$114.78	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
Written Check							
supplies							
07010 Pool Expenses				\$9,154.43	\$3,086.53	\$0.00	\$12,240.96
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/17/2023	AP 218190 - Enter Bill		DSPOOL - DS Pool Service LLC	October pool service	\$2,636.53	\$0.00	
10/17/2023	AP 218191 - Enter Bill		DSPOOL - DS Pool Service LLC	October pool service	\$450.00	\$0.00	
07020 Pool License				\$250.00	\$0.00	\$0.00	\$250.00
07820 Trash Removal				\$9,026.45	\$756.56	\$0.00	\$9,783.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/4/2023	AP 213528 - Enter Bill		Waste Pro of Florida Inc	October trash service	\$756.56	\$0.00	
07830 Electricity				\$16,023.70	\$1,278.57	\$30.79	\$17,271.48
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
10/9/2023	AP 212301 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 1	\$30.79	\$0.00	
10/9/2023	AP 212302 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 2	\$30.79	\$0.00	
10/9/2023	AP 212303 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 3	\$30.79	\$0.00	
10/9/2023	AP 212304 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 4	\$30.79	\$0.00	
10/9/2023	AP 212305 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 5	\$30.79	\$0.00	
10/9/2023	AP 212306 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 6	\$30.79	\$0.00	
10/9/2023	AP 212307 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 7	\$30.79	\$0.00	
10/9/2023	AP 212308 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 8	\$30.79	\$0.00	
10/9/2023	AP 212309 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 9	\$30.79	\$0.00	
10/9/2023	AP 212310 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 10	\$30.79	\$0.00	
10/9/2023	AP 212311 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 11	\$30.79	\$0.00	
10/9/2023	AP 212312 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 12	\$30.79	\$0.00	
10/9/2023	AP 212313 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 14	\$30.79	\$0.00	
10/9/2023	AP 212314 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 15	\$30.79	\$0.00	
10/9/2023	AP 212315 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 16	\$30.79	\$0.00	
10/9/2023	AP 212316 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 17	\$30.79	\$0.00	
10/9/2023	AP 212317 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 18	\$32.93	\$0.00	
10/9/2023	AP 212318 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 19	\$30.79	\$0.00	
10/9/2023	AP 212319 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 20	\$30.79	\$0.00	
10/9/2023	AP 212320 - Hand Written Check	ach	DUKE - DUKE ENERGY	bldg 21	\$30.79	\$0.00	
10/11/2023	AP 212297 - Hand Written Check	ach	DUKE - DUKE ENERGY	pool electric	\$341.90	\$0.00	
10/11/2023	AP 212298 - Hand Written Check	ach	DUKE - DUKE ENERGY	well electric	\$318.73	\$0.00	
10/31/2023	AP 226407 - Void Check	ach	DUKE - DUKE ENERGY	bldg 21	\$0.00	\$30.79	
07840 Sewer Maint. - Waste Water				\$24,784.40	\$9,173.88	\$4,725.68	\$29,232.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance	
10/4/2023	AP 213531 - Enter Bills - Separate Check		HARMON - DOUGLAS HARMON	Sept waste water operator	\$1,500.00	\$0.00		
10/9/2023	AP 212299 - Hand Written Check	ach	DUKE - DUKE ENERGY	lift by tower	\$62.60	\$0.00		
10/9/2023	AP 212300 - Hand Written Check	ach	DUKE - DUKE ENERGY	lift	\$17.59	\$0.00		
10/16/2023	AP 213529 - Hand Written Check	ach	DUKE - DUKE ENERGY	lift electric	\$593.91	\$0.00		
10/16/2023	AP 216897 - Enter Bill		advsep - Advanced Septic, Portable Toilets	portable toilet	\$100.70	\$0.00		
10/17/2023	AP 218197 - Enter Bills - Separate Check		RING - RING POWER CORP	sewer plant bi-annual maintenance	\$1,314.36	\$0.00		
10/17/2023	AP 218198 - Enter Bills - Separate Check		BCOVEL - B Covell Automation & Design Services LLC	auto dialer for WW plant Oct	\$125.00	\$0.00		
10/17/2023	AP 218200 - Enter Bills - Separate Check		HAWKIN - HAWKINS INC	tank 65 Gallon PE	\$395.72	\$0.00		
10/18/2023	AP 218479 - Enter Bill		AMER - AMERICAN PIPE & TANK INC	clean liftstation, jet mainline	\$1,270.00	\$0.00		
10/26/2023	AP 223093 - Enter Bill		PUTCH - MICHAEL PUTCH LLC	roto till ponds October	\$450.00	\$0.00		
10/31/2023	AP 224560 - Enter Bill		AMER - AMERICAN PIPE & TANK INC	pump out 10.27.23	\$3,344.00	\$0.00		
10/31/2023	AR 224561 - Adjustment				\$0.00	\$4,725.68		
07850 Telephone					\$2,744.24	\$305.47	\$0.00	\$3,049.71
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
10/1/2023	AP 212659 - Enter Bill		VSC - VILLAGES SERVICES INC.	October management	\$61.61	\$0.00		
10/6/2023	AP 226405 - Hand Written Check	ach	verizon - Verizon	phone service	\$54.04	\$0.00		
10/23/2023	AP 218205 - Enter Bills - Separate Check		CENTUR - CENTURY LINK*	phone service	\$189.82	\$0.00		
08005 Reserves Capital Fund					\$177,750.00	\$19,750.00	\$0.00	\$197,500.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
10/31/2023	GL 226391 - Journal Entry		Reserve Funding	RJE16	\$19,750.00	\$0.00		
Total:					\$0.00	\$640,739.69	\$640,739.69	\$0.00

Greenbriar of Citrus Hills

Run Date: 11/06/2023
Run Time: 01:04 PM

AGED OWNER BALANCE

As of: 10/31/2023

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
0101B	2377780	James A Vahey 385 E Hartford St 1B		\$335.00	\$164.97	\$0.00	\$0.00	\$499.97
0102A	2377712	Bonnie J Strait 385 E Hartford St 2A		\$0.00	\$332.94	\$0.00	\$0.00	\$332.94
0202B	2385642	Roger & Linda Kyle 401 E Hartford St 2B		\$0.00	\$326.97	\$0.00	\$0.00	\$326.97
0204A	2385588	Granite Springs Investments LLC 401 E Hartford St 4A		\$0.00	\$333.27	\$0.00	\$0.00	\$333.27
0301A	2421703	Nancy L Heard 333 E Hartford St 1A		\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
0302A	2421771	Michael S McCarthy 333 E Hartford St 2A	At Atty Waugh	\$335.00	\$835.00	\$0.00	\$12,150.02	\$13,320.02
0304B	2421886	Judith W Modica, Trustee 333 E Hartford St 4B		\$307.33	\$0.00	\$0.00	\$0.00	\$307.33
0401B	2391596	James R Garney 303 E Hartford St 1B		\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
0402A	2391529	Adelino S & Teresa Dias 303 E Hartford St 2A		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
0402B	2391600	Claudia Williams 303 E Hartford St 2B		\$0.00	\$447.84	\$0.00	\$0.00	\$447.84
0502B	2422548	Stephen J Archbold 261 E Hartford St 2B		\$339.96	\$499.93	\$0.00	\$0.00	\$839.89
0503A	2422513	Terry L Billington 261 E Hartford St 3A		\$0.00	\$332.73	\$0.00	\$0.00	\$332.73
0504A	2422521	Saundra Skiesgelas 261 E Hartford St 4A		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
0601A	2391367	Roger C Leroy 219 E Hartford St 1A		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
0602A	2391383	Sarah F Green 219 E Hartford St 2A		\$0.00	\$319.35	\$0.00	\$0.00	\$319.35
0602B	2391502	Laura Nash 219 E Hartford St 2B		\$342.21	\$652.05	\$0.00	\$0.00	\$994.26
0604A	2391405	Reginald Almon Thurlow, Jr 219 E Hartford St 4A		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
0607A	2391472	David C Cook 219 E Hartford St 7A		\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
0608A	2391481	Bruce Jennings Life Estate 219 E Hartford St 8A		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
0701A	2421894	Estate of Karen C Doyle 195 E Hartford St 1A		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
0702A	2421908	Leah Hanscom 195 E Hartford St 2A		\$0.00	\$40.32	\$0.00	\$0.00	\$40.32
0705A	2421932	Valeriano Dela Cruz 195 E Hartford St 5A		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
0801A	2422599	Willis Picard, trustee 175 E Hartford St 1A		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
0804A	2422629	Kathleen Harrison 175 E Hartford St 4A		\$0.00	\$166.66	\$0.00	\$0.00	\$166.66
0806A	2422645	John F Howard III 175 E Hartford St 6A		\$339.96	\$500.00	\$0.00	\$0.00	\$839.96
0901A	2422718	Thomas E Carey 115 E Hartford St 1A		\$0.00	\$486.99	\$0.00	\$0.00	\$486.99
0901B	901B	Stanley B Shyner		\$0.00	\$164.90	\$0.00	\$0.00	\$164.90

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
0903A	2422734	115 E Hartford St 1B Arthur F & Rosalie Paty		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
0904A	2422742	115 E Hartford St 3A Albert J Olio		\$0.00	\$67.33	\$0.00	\$0.00	\$67.33
0906A	2422769	115 E Hartford St 4A Rita Flannery		\$355.00	\$235.00	\$0.00	\$0.00	\$590.00
100	100	115 E Hartford St 6A Greenbriar Two Condo Assn 2541 N Reston Terr 100		\$4,725.68	\$0.00	\$0.00	\$0.00	\$4,725.68
1001A	2422815	Ellen Mullaney 95 E Hartford St 1A		\$0.00	\$315.10	\$0.00	\$0.00	\$315.10
1001B	2422912	Robert R Rogers 95 E Hartford St 1B		\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
1002B	2422921	Estate of Colleen McHugh 95 E Hartford St 2B	Nola ltr	\$369.69	\$864.74	\$24.78	\$1,724.56	\$2,983.77
1008A	2422882	Gary R Duncan 95 E Hartford St 8A		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
1009A	2422891	Aleyda Enterprises LLC 95 E Hartford St 9A		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
1102A	2454873	Peter Brown 65 E Hartford St 2A		\$0.00	\$499.84	\$0.00	\$0.00	\$499.84
1104A	2454890	John M Yule 65 E Hartford St 4A		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
1204A	2454806	Rebecca B Johnson 110 E Glassboro Court 4A		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
1205A	2454814	Edgar H Traver Jr 110 E Glassboro Court 5A		\$0.00	\$232.08	\$0.00	\$0.00	\$232.08
1303A	2455209	Edward J Peet 156 E Glassboro Court 3A		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
1307A	2455241	Jessica L Schlessler 156 E Glassboro Court 7A		\$0.00	\$33.33	\$0.00	\$0.00	\$33.33
1308A	2455250	Peter L Proctor 156 E Glassboro Court 8A		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
1401A	2454946	Everett L McPhillips 186 E Glassboro Court 1A		\$0.00	\$454.93	\$0.00	\$0.00	\$454.93
1402A	2454954	Tarpon Property Management LLC 186 E Glassboro Court 2A		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
1402B	2455021	David G Bender 186 E Glassboro Court 2B		\$0.00	\$494.35	\$0.00	\$0.00	\$494.35
1405A	2454997	Anthony Ruggiero 186 E Glassboro Court 5A		\$35.00	\$500.00	\$0.00	\$0.00	\$535.00
1501B	2422254	Lisa Ann Eylar 210 E Glassboro Court 1B		\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
1502A	2422203	Sharon Blakeman 210 E Glassboro Court 2A		\$335.00	\$165.00	\$0.00	\$0.00	\$500.00
1504B	2422289	Patrick & Marcia Smith 210 E Glassboro Court 4B		\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
1505A	2422238	Daniel D Wyles 210 E Glassboro Court 5A		\$0.00	\$333.67	\$0.00	\$0.00	\$333.67
1506A	2422246	Myrlande Abraham 210 E Glassboro Court 6A		\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
1602B	2422343	Diane Najdul 240 E Glassboro Court 2B		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
1606B	2422386	Jerry C Erickson 240 E Glassboro Court 6B		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
1702B	2422467	Josvany Moreno 270 E Glassboro Court 2B	Alliance CAS	\$450.29	\$945.33	\$105.38	\$8,204.60	\$9,705.60
1801A	2422092	Rae Keaneay		\$0.00	\$465.00	\$0.00	\$0.00	\$465.00

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
1806A	2422149	300 E Glassboro Court 1A Robert D Flynn		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
1901A	2397357	340 E Glassboro Court 6A Tarpon Property Management LLC		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
1901B	2397497	340 E Glassboro Court 1A RGA Real Estate Associates LLC		\$0.00	\$332.92	\$0.00	\$0.00	\$332.92
1902A	2397365	340 E Glassboro Court 1B Estate of Hiltrud Chaplin		\$339.96	\$500.00	\$0.00	\$0.00	\$839.96
1902B	2397519	340 E Glassboro Court 2A Mary L Mayhew		\$4.96	\$0.00	\$0.00	\$0.00	\$4.96
1903B	2397543	340 E Glassboro Court 2B Walter T Janus		\$0.00	\$166.66	\$0.00	\$0.00	\$166.66
1905A	2397438	340 E Glassboro Court 3B Diego F Salgado		\$335.00	\$165.00	\$0.00	\$0.00	\$500.00
2001A	2397624	340 E Glassboro Court 5A James P & Barbara King		\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
2001B	2397781	370 E Glassboro Court 1A AnnMarie Anzalone Briercheck		\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
2002A	2397659	370 E Glassboro Court 1B Steven P Sachewicz		\$300.00	\$32.33	\$0.00	\$0.00	\$332.33
2102A	2422009	370 E Glassboro Court 2A Brenda Cooke		\$0.00	\$333.33	\$0.00	\$0.00	\$333.33
2102B	2422041	400 E Glassboro Court 2A Angelo J & Carol Lanzillo		\$0.00	\$166.33	\$0.00	\$0.00	\$166.33
2105B	2422076	400 E Glassboro Court 2B Michael S McCarthy		\$0.00	\$500.00	\$0.00	\$0.00	\$500.00
Community Total				\$9,250.04	\$24,572.79	\$130.16	\$22,079.18	\$56,032.17

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	\$172.07	\$140.07	\$130.16	\$1,129.59	\$1,571.89
05 - Attorney Fees	01105	\$0.00	\$0.00	\$0.00	\$3,092.02	\$3,092.02
A1 - ASSESSMENT	01105	\$2,719.96	\$1,157.05	\$0.00	\$17,855.57	\$21,732.58
AR STATUS - AR collections	01105	\$0.00	\$0.00	\$0.00	\$2.00	\$2.00
17 - Sewer Billing	01108	\$4,725.68	\$0.00	\$0.00	\$0.00	\$4,725.68
SA1 - Special Assessment	01110	\$1,612.33	\$23,275.67	\$0.00	\$0.00	\$24,888.00
Grand Total:		\$9,250.04	\$24,572.79	\$130.16	\$22,079.18	\$56,032.17

Account#	Account Description	Delinquency Amount
01105	Assessment Receivable	\$26,418.49
01108	Accounts Receivable-GBriarTwo	\$4,725.68
01110	Special Assmt AR	\$24,888.00
Total:		\$56,032.17

Total Number of Homes: 69

Greenbriar of Citrus Hills

Run Date: 11/06/2023
Run Time: 01:04 PM

PREPAID OWNERS

As of: 10/31/2023

Owner	Address	Account #	Lot #		Prepaid Balance
Beverly Hills Houses, Inc	385 E Hartford St 1A	0101A	2377704	PP - General	\$335.00
				Total	\$335.00
David J Pollini	385 E Hartford St 2B	0102B	2377798	PP - General	\$670.00
				Total	\$670.00
Katherine Gerber	385 E Hartford St 3A	0103A	2377721	PP - General	\$335.00
				Total	\$335.00
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	\$675.96
				Total	\$675.96
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	\$608.98
				Total	\$608.98
Richard H Juel	385 E Hartford St 8A	0108A	2377771	PP - General	\$670.00
				Total	\$670.00
Jones Revocable Family Trust	401 E Hartford St 1A	0201A	2386975	PP - General	\$16.00
				PP - A1 - ASSESSMENT	\$335.00
				Total	\$351.00
Gayle Kluck	401 E Hartford St 3A	0203A	2385570	PP - General	\$335.00
				Total	\$335.00
Jones Revocable Family Trust	401 E Hartford St 5A	0205A	2385596	PP - General	\$16.00
				PP - A1 - ASSESSMENT	\$335.00
				Total	\$351.00
Jones Revocable Family Trust	401 E Hartford St 6A	0206A	206A	PP - General	\$16.00
				PP - A1 - ASSESSMENT	\$335.00
				Total	\$351.00
Caroline Anna Christiansen	401 E Hartford St 7A	0207A	2385618	PP - General	\$1.67
				Total	\$1.67
Winsome N Arana	401 E Hartford St 8A	0208A	2385626	PP - General	\$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	\$670.00
				Total	\$670.00
Dan B Roenigk	333 E Hartford St 3B	0303B	2421878	PP - General	\$670.00
				Total	\$670.00
Lisa E Moore	333 E Hartford St 4A	0304A	2421827	PP - General	\$170.00
				Total	\$170.00
Judith W Modica, Trustee	333 E Hartford St 4B	0304B	2421886	PP - A1 - ASSESSMENT	\$309.00
				Total	\$309.00
Donna Nettis	303 E Hartford St 1A	0401A	2391511	PP - General	\$466.67
				Total	\$466.67
Robert & Barbara Kirschner	303 E Hartford St 3A	0403A	2391537	PP - General	\$778.23
				Total	\$778.23
Joseph A & Elaine Ling	303 E Hartford St 4A	0404A	2391545	PP - General	\$335.00
				Total	\$335.00
Beverly Hills Houses	303 E Hartford St 5A	0405A	2391553	PP - General	\$232.00
				Total	\$232.00
Jones Revocable Family Trust	303 E Hartford St 6A	0406A	2391561	PP - General	\$16.00
				PP - A1 - ASSESSMENT	\$335.00
				Total	\$351.00
Jones Revocable Family Trust	303 E Hartford St 7A	0407A	2391570	PP - General	\$16.00
				PP - A1 - ASSESSMENT	\$335.00

Owner	Address	Account #	Lot #		Prepaid Balance
				Total	\$351.00
Kenneth R Wagner	303 E Hartford St 8A	0408A	2391588	PP - General	\$335.00
				Total	\$335.00
Martin C Hambel, Trustee	261 E Hartford St 1A	0501A	2422491	PP - General	\$335.00
				Total	\$335.00
Amanda M Foster	261 E Hartford St 4B	0504B	2422564	PP - General	\$232.67
				Total	\$232.67
Fenwick Holdings LLC	261 E Hartford St 5B	0505B	2422572	PP - General	\$335.00
				Total	\$335.00
John D & Suzanne Stephenson	261 E Hartford St 6B	0506B	2422581	PP - General	\$968.88
				Total	\$968.88
Thomas Pado	219 E Hartford St 5A	0605A	2391421	PP - General	\$11.97
				Total	\$11.97
Thomas M McKenna	219 E Hartford St 6A	0606A	2391430	PP - General	\$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	\$670.00
				Total	\$670.00
Randall A Toth	195 E Hartford St 3A	0703A	2421916	PP - General	\$335.00
				Total	\$335.00
Valeriano Dela Cruz	195 E Hartford St 5A	0705A	2421932	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
RBC Investments LLC	175 E Hartford St 2A	0802A	2422602	PP - General	\$339.64
				Total	\$339.64
Beverly Hills Houses	175 E Hartford St 3A	0803A	2422611	PP - General	\$232.00
				Total	\$232.00
Maria R Mirabilio	175 E Hartford St 8A	0808A	2422661	PP - General	\$503.34
				Total	\$503.34
Albert J Olio	115 E Hartford St 4A	0904A	2422742	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Charles McClaskie	115 E Hartford St 5A	0905A	2422751	PP - General	\$335.00
				Total	\$335.00
Citrus Mav LLC	95 E Hartford St 2A	1002A	2422823	PP - General	\$340.12
				Total	\$340.12
Jones Revocable Family Trust	95 E Hartford St 3A	1003A	2422831	PP - General	\$16.00
				PP - A1 - ASSESSMENT	\$335.00
				Total	\$351.00
Richard H Juel	95 E Hartford St 4A	1004A	2422840	PP - General	\$670.00
				Total	\$670.00
JAKA Property Holdings, LLC	95 E Hartford St 5A	1005A	2422858	PP - General	\$170.00
				Total	\$170.00
Joseph Savitski	95 E Hartford St 6A	1006A	2422866	PP - General	\$330.00
				Total	\$330.00
David E Cook	95 E Hartford St 7A	1007A	2422874	PP - General	\$667.50
				Total	\$667.50
Gary R Duncan	95 E Hartford St 8A	1008A	2422882	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Michael Bick	95 E Hartford St 10A	1010A	2422904	PP - General	\$335.00
				Total	\$335.00
Rita Bosse	65 E Hartford St 1A	1101A	2454865	PP - General	\$939.99
				Total	\$939.99
Clifford B Stoneking	65 E Hartford St 2B	1102B	2454938	PP - General	\$670.00
				Total	\$670.00
Richard M DeBruno	65 E Hartford St 3A	1103A	2454881	PP - General	\$8.49
				Total	\$8.49
Alistair Cyril W Co & Glorice Enot Co	65 E Hartford St 6A	1106A	2454911	PP - General	\$170.00
				Total	\$170.00
Florida Limited Liab LLC	110 E Glassboro Court 2A	1202A	2454784	PP - General	\$63.62

Owner	Address	Account #	Lot #		Prepaid Balance
				Total	\$63.62
Joseph Baron	110 E Glassboro Court 3A	1203A	2454792	PP - General	\$337.00
				Total	\$337.00
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
Andrew & Shirley Martire	110 E Glassboro Court 6A	1206A	2454822	PP - General	\$0.60
				Total	\$0.60
Shannon Boyer	110 E Glassboro Court 7A	1207A	2454831	PP - General	\$6.96
				Total	\$6.96
Richard W Lambert Rev Trust 2003	110 E Glassboro Court 8A	1208A	2454857	PP - General	\$335.00
				Total	\$335.00
Amy Curtis	156 E Glassboro Court 1B	1301B	2455179	PP - General	\$5.03
				Total	\$5.03
James V Palmer	156 E Glassboro Court 2B	1302B	2455161	PP - General	\$345.65
				Total	\$345.65
Janelle Bernaky	156 E Glassboro Court 6A	1306A	2455233	PP - General	\$67.00
				Total	\$67.00
Spark Real Estate, LLC	186 E Glassboro Court 1B	1401B	2455012	PP - General	\$620.75
				Total	\$620.75
Mitchell A Cook	186 E Glassboro Court 3A	1403A	2454971	PP - General	\$197.00
				Total	\$197.00
John J & Nancy McCoy	186 E Glassboro Court 3B	1403B	2455039	PP - General	\$670.00
				Total	\$670.00
Julia R Anderson	186 E Glassboro Court 4B	1404B	2455152	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Gerard Louis & Jayne Teresa Nesto	186 E Glassboro Court 6A	1406A	2455004	PP - General	\$335.06
				Total	\$335.06
Geraldine Jones	210 E Glassboro Court 1A	1501A	2422190	PP - General	\$16.00
				PP - A1 - ASSESSMENT	\$335.00
				Total	\$351.00
Sharon Blakeman	210 E Glassboro Court 2A	1502A	2422203	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Geraldine Jones	210 E Glassboro Court 2B	1502B	2422262	PP - General	\$16.00
				PP - A1 - ASSESSMENT	\$335.00
				Total	\$351.00
Robert D Mihlbachler	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 - General	\$335.00
				Total	\$335.00
Edward J Pernu	240 E Glassboro Court 2A	1602A	2422301	PP - General	\$20.00
				Total	\$20.00
Kenneth Hoss	240 E Glassboro Court 3A	1603A	2422319	PP - General	\$335.00
				Total	\$335.00
Cheri Martone	240 E Glassboro Court 4A	1604A	2422327	PP - General	\$335.00
				Total	\$335.00
Paul L & Margaret M Crowley, trustees	240 E Glassboro Court 4B	1604B	2422360	PP - General	\$495.17
				Total	\$495.17
Judith G Lapatka	240 E Glassboro Court 5B	1605B	2422378	PP - General	\$335.00
				PP - A1 - ASSESSMENT	\$335.00
				Total	\$670.00
Michael J & Katherine Murphy	270 E Glassboro Court 1A	1701A	2422394	PP - General	\$385.09
				Total	\$385.09
Aquaview LLC	270 E Glassboro Court 2A	1702A	2422408	PP - General	\$335.00
				Total	\$335.00
Richard L Baglole	270 E Glassboro Court 3A	1703A	2422416	PP - General	\$335.00
				Total	\$335.00
Charles E Campbell	270 E Glassboro Court 3B	1703B	2422475	PP - General	\$673.00

Owner	Address	Account #	Lot #		Prepaid Balance
				Total	\$673.00
Barry C Webber	270 E Glassboro Court 4A	1704A	2422424	PP - General	\$335.00
				Total	\$335.00
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	\$1,240.03
				Total	\$1,240.03
Arthur Leo & Dawn Maria Duffy, trustees	300 E Glassboro Court 3B	1803B	2422173	PP - General	\$300.00
				Total	\$300.00
John Heggie	300 E Glassboro Court 4B	1804B	2422181	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	2422149	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
RGA Real Estate Associates LLC	340 E Glassboro Court 1B	1901B	2397497	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Phillip F Tuman	340 E Glassboro Court 3A	1903A	2397381	PP - General	\$335.00
				Total	\$335.00
Walter T Janus	340 E Glassboro Court 3B	1903B	2397543	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Daniel Ford Successor Trustee	340 E Glassboro Court 4A	1904A	2397411	PP - General	\$670.00
				Total	\$670.00
Kathleen A Jaillet	340 E Glassboro Court 4B	1904B	2397560	PP - General	\$335.00
				Total	\$335.00
Diego F Salgado	340 E Glassboro Court 5A	1905A	2397438	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Joseph O McCarthy	340 E Glassboro Court 6A	1906A	2397462	PP - General	\$0.01
				PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.01
Melinda K McCullough	370 E Glassboro Court 2B	2002B	2397811	PP - General	\$335.00
				Total	\$335.00
Judith B Stockwell, Trustee	370 E Glassboro Court 3A	2003A	2397683	PP - General	\$335.00
				Total	\$335.00
Donna Speed	370 E Glassboro Court 3B	2003B	2397845	PP - General	\$670.00
				Total	\$670.00
Michael E Askew	370 E Glassboro Court 4A	2004A	2397721	PP - General	\$670.00
				Total	\$670.00
Deanne Spurlin	370 E Glassboro Court 4B	2004B	2397861	PP - General	\$335.00
				Total	\$335.00
Vito J Damore	370 E Glassboro Court 5A	2005A	2397748	PP - General	\$2,111.02
				Total	\$2,111.02
Randal L Saxton	370 E Glassboro Court 6A	2006A	2397772	PP - General	\$335.00
				Total	\$335.00
Jones Revocable Family Trust	400 E Glassboro Court 1A	2101A	2421991	PP - General	\$20.00
				PP - A1 - ASSESSMENT	\$335.00
				Total	\$355.00
Brenda Cooke	400 E Glassboro Court 2A	2102A	2422009	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Angelo J & Carol Lanzillo	400 E Glassboro Court 2B	2102B	2422041	PP - A1 - ASSESSMENT	\$335.00
				Total	\$335.00
Jones Revocable Family Trust	400 E Glassboro Court 3A	2103A	2422017	PP - General	\$16.00
				PP - A1 - ASSESSMENT	\$335.00
				Total	\$351.00
Colby E George	400 E Glassboro Court 4A	2104A	2422025	PP - General	\$266.00
				Total	\$266.00
Jones Revocable Family Trust	400 E Glassboro Court 4B	2104B	2422068	PP - General	\$16.00
				PP - A1 - ASSESSMENT	\$335.00
				Total	\$351.00

Owner	Address	Account #	Lot #	Prepaid Balance
			PP - General	\$34,157.61
			PP - A1 - ASSESSMENT	\$9,689.00
			Total	\$43,846.61