

SEASCAPE OF SANIBEL CONDO ASSN

Run Date: 01/16/2025

Run Time: 01:09 PM

FUND BALANCE SHEET

As of: 12/31/2024

Assets

Account	Operating	Reserves	Other	Total
Asset				
01014 OPERATING-TRUIST-6120	\$668,857.01	\$0.00	\$0.00	\$668,857.01
01019 RESERVES-TRUIST-6139	\$0.00	\$168,121.55	\$0.00	\$168,121.55
01026 XXHURRICANE OP-PNC BANK-6047	\$730,504.40	\$0.00	\$0.00	\$730,504.40
01150 ACCOUNTS RECEIVABLE	\$25,000.00	\$0.00	\$0.00	\$25,000.00
Asset Total	\$1,424,361.41	\$168,121.55	\$0.00	\$1,592,482.96
Total Assets:	\$1,424,361.41	\$168,121.55	\$0.00	\$1,592,482.96

Liabilities

Account	Operating	Reserves	Other	Total
Liability				
02010 ACCOUNTS PAYABLE	\$900.00	\$0.00	\$0.00	\$900.00
02140 PREPAID OWNER ASSESSMENTS	\$84,113.00	\$0.00	\$0.00	\$84,113.00
Liability Total	\$85,013.00	\$0.00	\$0.00	\$85,013.00
Total Liabilities:	\$85,013.00	\$0.00	\$0.00	\$85,013.00

Equity

Account	Operating	Reserves	Other	Total
Reserves				
02919 RESERVES - INTEREST	\$0.00	\$10,915.24	\$0.00	\$10,915.24
02920 RESERVES - GENERAL	\$0.00	\$70,924.27	\$0.00	\$70,924.27
02921 EXPENSE-PROJECTS	\$0.00	\$0.00	(\$48,717.96)	(\$48,717.96)
02943 INCOME-PROJECTS	\$0.00	\$0.00	\$135,000.00	\$135,000.00
02945 EXPENSE-HURRICANE	(\$8,903,486.51)	\$0.00	\$0.00	(\$8,903,486.51)
02946 INCOME-HURRICANE	\$1,541,500.00	\$0.00	\$0.00	\$1,541,500.00
02947 INCOME-HURRICANE INSURANCE	\$8,201,457.44	\$0.00	\$0.00	\$8,201,457.44
02948 INCOME-HURR AIR PURIFIER INSTALL	\$6,000.00	\$0.00	\$0.00	\$6,000.00
Reserves Total	\$845,470.93	\$81,839.51	\$86,282.04	\$1,013,592.48
Members Equity				
02950 SURPLUS (DEFICIT)	\$328,595.58	\$0.00	\$0.00	\$328,595.58
Members Equity Total	\$328,595.58	\$0.00	\$0.00	\$328,595.58
Current Year Net Income/(Loss)	\$165,281.90	\$0.00	\$0.00	\$165,281.90
Total Equity:	\$1,339,348.41	\$81,839.51	\$86,282.04	\$1,507,469.96
Total Liabilities & Equity	\$1,424,361.41	\$81,839.51	\$86,282.04	\$1,592,482.96

SEASCAPE OF SANIBEL CONDO ASSN

Run Date: 01/16/2025

Run Time: 01:08 PM

INCOME STATEMENT

Start: 12/01/2024 | End: 12/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
03010 MAINTENANCE FEE REV	36,000.00	36,000.00	0.00	432,000.00	432,000.00	0.00	432,000.00
03030 MISC INCOME	0.00	0.00	0.00	929.03	0.00	929.03	0.00
03120 INTEREST INCOME	5.47	0.00	5.47	88.32	0.00	88.32	0.00
Income Total	36,005.47	36,000.00	5.47	433,017.35	432,000.00	1,017.35	432,000.00
Total Income	36,005.47	36,000.00	5.47	433,017.35	432,000.00	1,017.35	432,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GENERAL & ADMINISTRATIVE							
04005 FL DBPR FEE	0.00	8.37	8.37	72.00	100.00	28.00	100.00
04006 LEGAL & ENGINEERING FEES	0.00	272.88	272.88	1,647.50	3,275.00	1,627.50	3,275.00
04008 LICENSES, FEES & TAXES	0.00	62.50	62.50	346.25	750.00	403.75	750.00
04015 OFFICE / POSTAGE	180.24	104.13	(76.11)	1,338.78	1,250.00	(88.78)	1,250.00
04016 ADMINISTRATIVE EXPENSE	0.00	83.37	83.37	100.00	1,000.00	900.00	1,000.00
04060 MANAGEMENT CONTRACT	1,350.00	1,350.00	0.00	16,200.00	16,200.00	0.00	16,200.00
04090 INSURANCE-GENERAL	15,870.13	19,375.00	3,504.87	186,390.66	232,500.00	46,109.34	232,500.00
04091 INSURANCE-WORKERS COMP	(387.00)	50.00	437.00	167.00	600.00	433.00	600.00
04093 INSURANCE-FLOOD	0.00	645.87	645.87	7,676.00	7,750.00	74.00	7,750.00
04096 MISCELLANEOUS EXPENSE	0.00	20.87	20.87	0.00	250.00	250.00	250.00
GENERAL & ADMINISTRATIVE Total	17,013.37	21,972.99	4,959.62	213,938.19	263,675.00	49,736.81	263,675.00
BUILDINGS							
04210 GENERAL BUILDING MAINT	0.00	1,000.00	1,000.00	6,937.77	12,000.00	5,062.23	12,000.00
04230 A/C PROGRAM	0.00	41.63	41.63	0.00	500.00	500.00	500.00
04240 BUILDING CLEANING	0.00	208.37	208.37	1,800.00	2,500.00	700.00	2,500.00
04241 CARPET CLEANING	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
04250 ELEVATOR MAINTENANCE	1,395.00	0.00	(1,395.00)	4,995.00	0.00	(4,995.00)	0.00
04251 ELEVATOR PHONE	637.40	437.50	(199.90)	2,644.83	5,250.00	2,605.17	5,250.00
04252 FIRE PANEL MONITORING	744.44	208.37	(536.07)	3,869.20	2,500.00	(1,369.20)	2,500.00
04290 PEST CONTROL	390.86	604.13	213.27	1,954.30	7,250.00	5,295.70	7,250.00
04295 ROOF MAINTENANCE	0.00	208.37	208.37	0.00	2,500.00	2,500.00	2,500.00
BUILDINGS Total	3,167.70	2,791.74	(375.96)	22,201.10	33,500.00	11,298.90	33,500.00
GROUNDS							
04305 GROUNDS MAINT / SUPPLIES	0.00	583.37	583.37	0.00	7,000.00	7,000.00	7,000.00
04310 LANDSCAPE CONTRACT	0.00	854.13	854.13	0.00	10,250.00	10,250.00	10,250.00
04340 IRRIGATION MAINTENANCE	0.00	458.37	458.37	0.00	5,500.00	5,500.00	5,500.00
04390 TREE TRIMMING	0.00	802.12	802.12	0.00	9,625.00	9,625.00	9,625.00
GROUNDS Total	0.00	2,697.99	2,697.99	0.00	32,375.00	32,375.00	32,375.00
POOL / AMENITIES							
04505 POOL CONTRACT	600.00	412.50	(187.50)	1,200.00	4,950.00	3,750.00	4,950.00
04510 POOL & DECK MAINTENANCE	0.00	145.87	145.87	90.00	1,750.00	1,660.00	1,750.00
04520 PROPANE	0.00	687.50	687.50	0.00	8,250.00	8,250.00	8,250.00
POOL / AMENITIES Total	600.00	1,245.87	645.87	1,290.00	14,950.00	13,660.00	14,950.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
UTILITIES							
04601 COMMON AREA ELECTRIC	488.21	875.00	386.79	7,045.04	10,500.00	3,454.96	10,500.00
04610 WATER/RECLAIMED WATER	234.90	1,020.87	785.97	3,852.40	12,250.00	8,397.60	12,250.00
04620 CITY SEWER	4,120.53	2,020.87	(2,099.66)	16,121.88	24,250.00	8,128.12	24,250.00
04640 TRASH REMOVAL	619.88	875.00	255.12	3,286.84	10,500.00	7,213.16	10,500.00
UTILITIES Total	5,463.52	4,791.74	(671.78)	30,306.16	57,500.00	27,193.84	57,500.00
PROJECTS							
04840 STATUTORY RESERVE COMPLIANCE	0.00	2,500.00	2,500.00	0.00	30,000.00	30,000.00	30,000.00
PROJECTS Total	0.00	2,500.00	2,500.00	0.00	30,000.00	30,000.00	30,000.00
Total Expense	26,244.59	36,000.33	9,755.74	267,735.45	432,000.00	164,264.55	432,000.00
Net Income	9,760.88	(0.33)	9,761.21	165,281.90	0.00	165,281.90	0.00

SEASCAPE OF SANIBEL CONDO ASSN

Run Date: 01/16/2025
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AGED OWNER BALANCE

As of: 12/31/2024

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
102	102	SUE (Charlie) PICK 3145 WEST GULF DRIVE 102	\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00
Community Total			\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
C9 - HURRICANE	01150	\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00
Grand Total:		\$0.00	\$0.00	\$0.00	\$25,000.00	\$25,000.00

Account#	Account Description	Delinquency Amount
01150	ACCOUNTS RECEIVABLE	\$25,000.00
Total:		\$25,000.00

Total Number of Homes: 1

SEASCAPE OF SANIBEL CONDO ASSN

Run Date: 01/16/2025
Run Time: 01:07 PM

PREPAID OWNERS

As of: 12/31/2024

Owner	Address	Account #	Lot #		Prepaid Balance
JOHN & KATHLEEN GREEN, TRUSTEE	3145 WEST GULF DRIVE 104	104	104	PP - General	\$6,000.00
				Total	\$6,000.00
ARMAND & MARYLEE ROTHSCHILD TR	3145 WEST GULF DRIVE 201	201	201	PP - General	\$6,000.00
				Total	\$6,000.00
JEFFREY & BETSY SANDS	3145 WEST GULF DRIVE 202	202	202	PP - General	\$6,371.00
				Total	\$6,371.00
CAROLYN W WHEATON, TRUSTEE	3145 WEST GULF DRIVE 205	205	205	PP - General	\$35,000.00
				Total	\$35,000.00
RICHARD & BARBARA MILLER	3145 WEST GULF DRIVE 206	206	206	PP - General	\$6,371.00
				Total	\$6,371.00
JOYCE JACOBS	3145 WEST GULF DRIVE 302	302	302	PP - A1 - MAINTENANCE FEE	\$6,000.00
				Total	\$6,000.00
TIMOTHY J & JULIA C O'NEILL	3145 WEST GULF DRIVE 304	304	304	PP - A1 - MAINTENANCE FEE	\$6,000.00
				Total	\$6,000.00
Joseph and Patricia Koppeis	3145 WEST GULF DRIVE 305	305	305	PP - General	\$6,371.00
				Total	\$6,371.00
WILLIAM & HELEN KELLEHER, JR	3145 WEST GULF DRIVE 306	306	306	PP - A1 - MAINTENANCE FEE	\$6,000.00
				Total	\$6,000.00
				PP - General	\$66,113.00
				PP - A1 - MAINTENANCE FEE	\$18,000.00
				Total	\$84,113.00

Aged Open Items

SEASCAPE OF SANIBEL CONDO ASSN

As of: 12/31/2024

Run Date: 01/16/2025

Run Time: 01:07 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
400028	-GENERAL ELEVATOR SOLUTIONS,LLC 04250 ELEVATOR MAINTENANCE	37403	12/31/2024	\$450.00	\$0.00	\$0.00	\$0.00
402593	-GENERAL ELEVATOR SOLUTIONS,LLC 04250 ELEVATOR MAINTENANCE	38288	12/31/2024	\$450.00	\$0.00	\$0.00	\$0.00
Total				\$900.00	\$0.00	\$0.00	\$0.00

Grand Total

\$900.00

SEASCAPE OF SANIBEL CONDO ASSNRun Date: 01/16/2025
Run Time: 01:08 PM**CHECK REGISTER - SUMMARY**

START: 12/01/2024 | END: 12/31/2024

Date	Check	Vendor	Reference	Amount
TRUIST OPERATING-6120				
12/02/2024	120124	- ISLAND MANAGEMENT	MTHLY MGMT/ADM/POOL	\$2,000.00
12/03/2024	10319	SILCAN - SILCAN, INC.	50% DEP IRRIGATION REPLACEMENT	\$35,850.00
12/03/2024	10320	- IPFS CORPORATION	PROP 2/23/24-25 PYMT #10 OF 11	\$15,870.13
12/05/2024	10321	- GENERAL ELEVATOR SOLUTIONS,LLC	ELEVATOR SVC CALL OT	\$495.00
12/05/2024	10322	- KINGS III OF AMERICA	1ST QTR 25 ELEVATOR PHONE	\$637.40
12/12/2024	10323	- CITY OF SANIBEL	4TH QTR 24 SEWER	\$4,120.53
12/12/2024	10324	- ABC FIRE EQUIPMENT CORP	FIRE EXTINGUISHER INSPECTION & RE...	\$744.44
12/12/2024	10325	- ISLAND MANAGEMENT	OCT 24 MTC SERVICES	\$537.00
12/19/2024	10326	- ISLAND MANAGEMENT	1ST NOTICE ANNUAL MTG	\$79.84
12/19/2024	10327	- TERMINIX PROCESSING CENTER	DEC 24 PC	\$390.86
12/23/2024	010325	- ISLAND WATER ASSOCIATION	111224 TO 121024	\$234.90
12/26/2024	122624	- WM CORPORATE SERVICES, INC.	DEC 24 RECYCLE	\$13.64
12/31/2024	010925	- LCEC	111424 TO 121524	\$488.21
12/31/2024	011625	- WM CORPORATE SERVICES, INC.	DEC 24 TRASH	\$606.24

Sub-Total: \$62,068.19**Total: \$62,068.19**

SEASCAPE OF SANIBEL CONDO ASSN

Run Date: 01/16/2025

Run Time: 01:08 PM

GENERAL LEDGER DETAIL

As of: Start: 12/01/2024 | End: 12/31/2024

Account		Balance Forward			Debits	Credits	Ending Balance
01014 OPERATING-TRUIST-6120		\$675,470.13			\$55,505.47	\$62,118.59	\$668,857.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/2/2024	AP 390975 Hand Written...	120124	ISLAND MANAGEMENT	MTHLY MGMT/A...	\$0.00	\$2,000.00	
12/2/2024	AR 391815 Cash Receipt...	0000000...			\$6,000.00	\$0.00	
12/3/2024	AP 391983 Print Check	10319	SILCAN - SILCAN, INC...	50% DEP IRRI...	\$0.00	\$35,850.00	
12/3/2024	AP 392085 Print Check	10320	IPFS CORPORATION	PROP 2/23/24...	\$0.00	\$15,870.13	
12/5/2024	AP 393544 Print Check	10322	KINGS III OF AMERICA	1ST QTR 25 E...	\$0.00	\$637.40	
12/5/2024	AP 393544 Print Check	10321	GENERAL ELEVATOR SOL...	BLDG 1 ELEVA...	\$0.00	\$495.00	
12/10/2024	GL 403012 Misc Payment			ASSN PER UNI...	\$0.00	\$50.40	
12/12/2024	AP 395663 Print Check	10325	ISLAND MANAGEMENT	OCT 24 MTC S...	\$0.00	\$537.00	
12/12/2024	AP 395663 Print Check	10324	ABC FIRE EQUIPMENT C...	FIRE EXTINGU...	\$0.00	\$744.44	
12/12/2024	AP 395663 Print Check	10323	CITY OF SANIBEL	4TH QTR 24 S...	\$0.00	\$4,120.53	
12/16/2024	AR 396421 Cash Receipt...	2300483...		ZENITH WORK ...	\$387.00	\$0.00	
12/18/2024	AR 397533 Cash Receipt...	0000000...			\$19,113.00	\$0.00	
12/19/2024	AP 397556 Print Check	10326	ISLAND MANAGEMENT	1ST NOTICE A...	\$0.00	\$79.84	
12/19/2024	AP 397556 Print Check	10327	TERMINIX PROCESSING ...	DEC 24 PC	\$0.00	\$390.86	
12/20/2024	AR 397986 Cash Receipt...	1296			\$6,000.00	\$0.00	
12/23/2024	AP 398332 Hand Written...	010325	ISLAND WATER ASSOCIA...	111224 TO 12...	\$0.00	\$234.90	
12/26/2024	AP 399039 Hand Written...	122624	WM CORPORATE SERVICE...	DEC 24 RECYC...	\$0.00	\$13.64	
12/26/2024	AR 399176 Cash Receipt...	0000001...			\$12,000.00	\$0.00	
12/27/2024	AR 399187 Cash Receipt...	4195			\$12,000.00	\$0.00	
12/31/2024	AP 400880 Hand Written...	010925	LCEC	111424 TO 12...	\$0.00	\$74.25	
12/31/2024	AP 400881 Hand Written...	010925	LCEC	111424 TO 12...	\$0.00	\$292.05	
12/31/2024	AP 400882 Hand Written...	010925	LCEC	111424 TO 12...	\$0.00	\$121.91	
12/31/2024	AP 401488 Hand Written...	011625	WM CORPORATE SERVICE...	DEC 24 TRASH	\$0.00	\$606.24	
12/31/2024	GL 403013 Misc Deposit			DEC 24 OP IN...	\$5.47	\$0.00	
01019 RESERVES-TRUIST-6139		\$167,793.63			\$327.92	\$0.00	\$168,121.55
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2024	GL 403017 Misc Deposit			DEC 24 RSV I...	\$327.92	\$0.00	
01026 XXHURRICANE OP-PNC BANK-6047		\$418,938.19			\$888,001.14	\$576,434.93	\$730,504.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2024	GL 404211 Misc Payment			ADJ ACH PAYM...	\$0.00	\$576,397.43	
12/31/2024	GL 404212 Misc Payment			ADJ BANK CHA...	\$0.00	\$37.50	
12/31/2024	GL 404213 Misc Deposit			ADJ DEPOSIT ...	\$888,001.14	\$0.00	
01150 ACCOUNTS RECEIVABLE		\$25,000.00			\$0.00	\$0.00	\$25,000.00
02010 ACCOUNTS PAYABLE		(\$537.00)			\$58,725.20	\$59,088.20	(\$900.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/1/2024	AP 390667 Enter Bill		IPFS CORPORATION	PROP 2/23/24...	\$0.00	\$15,870.13	

Account				Balance Forward	Debits	Credits	Ending Balance
12/3/2024	AP 391982 Enter Bill		SILCAN - SILCAN, INC...	50% DEP IRRI...	\$0.00	\$35,850.00	
12/3/2024	AP 391983 Print Check	10319	SILCAN - SILCAN, INC...	50% DEP IRRI...	\$35,850.00	\$0.00	
12/3/2024	AP 392085 Print Check	10320	IPFS CORPORATION	PROP 2/23/24...	\$15,870.13	\$0.00	
12/5/2024	AP 393541 Enter Bill		GENERAL ELEVATOR SOL...	BLDG 1 ELEVA...	\$0.00	\$220.00	
12/5/2024	AP 393542 Enter Bill		GENERAL ELEVATOR SOL...	ELEVATOR SVC...	\$0.00	\$275.00	
12/5/2024	AP 393543 Enter Bill		KINGS III OF AMERICA	1ST QTR 25 E...	\$0.00	\$637.40	
12/5/2024	AP 393544 Print Check	10322	KINGS III OF AMERICA	1ST QTR 25 E...	\$637.40	\$0.00	
12/5/2024	AP 393544 Print Check	10321	GENERAL ELEVATOR SOL...	BLDG 1 ELEVA...	\$495.00	\$0.00	
12/6/2024	AP 394303 Enter Bill		CITY OF SANIBEL	4TH QTR 24 S...	\$0.00	\$4,120.53	
12/12/2024	AP 395661 Enter Bill		ABC FIRE EQUIPMENT C...	FIRE EXTINGU...	\$0.00	\$744.44	
12/12/2024	AP 395663 Print Check	10325	ISLAND MANAGEMENT	OCT 24 MTC S...	\$537.00	\$0.00	
12/12/2024	AP 395663 Print Check	10324	ABC FIRE EQUIPMENT C...	FIRE EXTINGU...	\$744.44	\$0.00	
12/12/2024	AP 395663 Print Check	10323	CITY OF SANIBEL	4TH QTR 24 S...	\$4,120.53	\$0.00	
12/19/2024	AP 397554 Enter Bill		ISLAND MANAGEMENT	1ST NOTICE A...	\$0.00	\$79.84	
12/19/2024	AP 397555 Enter Bill		TERMINIX PROCESSING ...	DEC 24 PC	\$0.00	\$390.86	
12/19/2024	AP 397556 Print Check	10326	ISLAND MANAGEMENT	1ST NOTICE A...	\$79.84	\$0.00	
12/19/2024	AP 397556 Print Check	10327	TERMINIX PROCESSING ...	DEC 24 PC	\$390.86	\$0.00	
12/31/2024	AP 400028 Enter Bill		GENERAL ELEVATOR SOL...	NOV 24 ELEVA...	\$0.00	\$450.00	
12/31/2024	AP 402593 Enter Bill		GENERAL ELEVATOR SOL...	DEC 24 ELEVA...	\$0.00	\$450.00	
02140 PREPAID OWNER ASSESSMENTS				(\$29,000.00)	\$0.00	\$55,113.00	(\$84,113.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/2/2024	AR 391815 Cash Receipt...	0000000...			\$0.00	\$6,000.00	
12/18/2024	AR 397533 Cash Receipt...	0000000...			\$0.00	\$19,113.00	
12/20/2024	AR 397986 Cash Receipt...	1296			\$0.00	\$6,000.00	
12/26/2024	AR 399176 Cash Receipt...	0000001...			\$0.00	\$12,000.00	
12/27/2024	AR 399187 Cash Receipt...	4195			\$0.00	\$12,000.00	
02150 DEFERRED MAINTENANCE FEES				(\$36,000.00)	\$36,000.00	\$0.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2024	GL 404611 Journal Entr...		ALLOC MONTHLY MAINT ...	ST	\$36,000.00	\$0.00	
02919 RESERVES - INTEREST				(\$10,587.32)	\$0.00	\$327.92	(\$10,915.24)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2024	GL 403017 Misc Deposit			DEC 24 RSV I...	\$0.00	\$327.92	
02920 RESERVES - GENERAL				(\$70,924.27)	\$0.00	\$0.00	(\$70,924.27)
02921 EXPENSE-PROJECTS				\$48,717.96	\$0.00	\$0.00	\$48,717.96
02943 INCOME-PROJECTS				(\$135,000.00)	\$0.00	\$0.00	(\$135,000.00)
02945 EXPENSE-HURRICANE				\$8,291,201.58	\$612,284.93	\$0.00	\$8,903,486.51
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/3/2024	AP 391982 Enter Bill		SILCAN - SILCAN, INC...	50% DEP IRRI...	\$35,850.00	\$0.00	
12/31/2024	GL 404211 Misc Payment			ADJ ACH PAYM...	\$576,397.43	\$0.00	
12/31/2024	GL 404212 Misc Payment			ADJ BANK CHA...	\$37.50	\$0.00	
02946 INCOME-HURRICANE				(\$1,541,500.00)	\$0.00	\$0.00	(\$1,541,500.00)
02947 INCOME-HURRICANE INSURANCE				(\$7,313,456.30)	\$0.00	\$888,001.14	(\$8,201,457.44)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2024	GL 404213 Misc Deposit			ADJ DEPOSIT ...	\$0.00	\$888,001.14	
02948 INCOME-HURR AIR PURIFIER INSTALL				(\$6,000.00)	\$0.00	\$0.00	(\$6,000.00)

Account				Balance Forward	Debits	Credits	Ending Balance
02950 SURPLUS (DEFICIT)				(\$328,595.58)	\$0.00	\$0.00	(\$328,595.58)
03010 MAINTENANCE FEE REV				(\$396,000.00)	\$0.00	\$36,000.00	(\$432,000.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2024	GL 404611 Journal Entr...		ALLOC MONTHLY MAINT ...	ST	\$0.00	\$36,000.00	
03030 MISC INCOME				(\$929.03)	\$0.00	\$0.00	(\$929.03)
03120 INTEREST INCOME				(\$82.85)	\$0.00	\$5.47	(\$88.32)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2024	GL 403013 Misc Deposit			DEC 24 OP IN...	\$0.00	\$5.47	
04005 FL DBPR FEE				\$72.00	\$0.00	\$0.00	\$72.00
04006 LEGAL & ENGINEERING FEES				\$1,647.50	\$0.00	\$0.00	\$1,647.50
04008 LICENSES, FEES & TAXES				\$346.25	\$0.00	\$0.00	\$346.25
04015 OFFICE / POSTAGE				\$1,158.54	\$180.24	\$0.00	\$1,338.78
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/2/2024	AP 390975 Hand Written...	120124	ISLAND MANAGEMENT	MTHLY MGMT/A...	\$50.00	\$0.00	
12/10/2024	GL 403012 Misc Payment			ASSN PER UNI...	\$50.40	\$0.00	
12/19/2024	AP 397554 Enter Bill		ISLAND MANAGEMENT	1ST NOTICE A...	\$79.84	\$0.00	
04016 ADMINISTRATIVE EXPENSE				\$100.00	\$0.00	\$0.00	\$100.00
04060 MANAGEMENT CONTRACT				\$14,850.00	\$1,350.00	\$0.00	\$16,200.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/2/2024	AP 390975 Hand Written...	120124	ISLAND MANAGEMENT	MTHLY MGMT/A...	\$1,350.00	\$0.00	
04090 INSURANCE-GENERAL				\$170,520.53	\$15,870.13	\$0.00	\$186,390.66
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/1/2024	AP 390667 Enter Bill		IPFS CORPORATION	PROP 2/23/24...	\$15,870.13	\$0.00	
04091 INSURANCE-WORKERS COMP				\$554.00	\$0.00	\$387.00	\$167.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/16/2024	AR 396421 Cash Receipt...	2300483...		ZENITH WORK ...	\$0.00	\$387.00	
04093 INSURANCE-FLOOD				\$7,676.00	\$0.00	\$0.00	\$7,676.00
04210 GENERAL BUILDING MAINT				\$6,937.77	\$0.00	\$0.00	\$6,937.77
04240 BUILDING CLEANING				\$1,800.00	\$0.00	\$0.00	\$1,800.00
04250 ELEVATOR MAINTENANCE				\$3,600.00	\$1,395.00	\$0.00	\$4,995.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/5/2024	AP 393541 Enter Bill		GENERAL ELEVATOR SOL...	BLDG 1 ELEVA...	\$220.00	\$0.00	
12/5/2024	AP 393542 Enter Bill		GENERAL ELEVATOR SOL...	ELEVATOR SVC...	\$275.00	\$0.00	
12/31/2024	AP 400028 Enter Bill		GENERAL ELEVATOR SOL...	NOV 24 ELEVA...	\$450.00	\$0.00	
12/31/2024	AP 402593 Enter Bill		GENERAL ELEVATOR SOL...	DEC 24 ELEVA...	\$450.00	\$0.00	
04251 ELEVATOR PHONE				\$2,007.43	\$637.40	\$0.00	\$2,644.83
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/5/2024	AP 393543 Enter Bill		KINGS III OF AMERICA	1ST QTR 25 E...	\$637.40	\$0.00	
04252 FIRE PANEL MONITORING				\$3,124.76	\$744.44	\$0.00	\$3,869.20
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/12/2024	AP 395661 Enter Bill		ABC FIRE EQUIPMENT C...	FIRE EXTINGU...	\$744.44	\$0.00	
04290 PEST CONTROL				\$1,563.44	\$390.86	\$0.00	\$1,954.30
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/19/2024	AP 397555 Enter Bill		TERMINIX PROCESSING ...	DEC 24 PC	\$390.86	\$0.00	
04505 POOL CONTRACT				\$600.00	\$600.00	\$0.00	\$1,200.00

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/2/2024	AP 390975 Hand Written...	120124	ISLAND MANAGEMENT	MTHLY MGMT/A...	\$600.00	\$0.00	
04510 POOL & DECK MAINTENANCE				\$90.00	\$0.00	\$0.00	\$90.00
04601 COMMON AREA ELECTRIC				\$6,556.83	\$488.21	\$0.00	\$7,045.04
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/31/2024	AP 400880 Hand Written...	010925	LCEC	111424 TO 12...	\$74.25	\$0.00	
12/31/2024	AP 400881 Hand Written...	010925	LCEC	111424 TO 12...	\$292.05	\$0.00	
12/31/2024	AP 400882 Hand Written...	010925	LCEC	111424 TO 12...	\$121.91	\$0.00	
04610 WATER/RECLAIMED WATER				\$3,617.50	\$234.90	\$0.00	\$3,852.40
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/23/2024	AP 398332 Hand Written...	010325	ISLAND WATER ASSOCIA...	111224 TO 12...	\$234.90	\$0.00	
04620 CITY SEWER				\$12,001.35	\$4,120.53	\$0.00	\$16,121.88
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/6/2024	AP 394303 Enter Bill		CITY OF SANIBEL	4TH QTR 24 S...	\$4,120.53	\$0.00	
04640 TRASH REMOVAL				\$2,666.96	\$619.88	\$0.00	\$3,286.84
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
12/26/2024	AP 399039 Hand Written...	122624	WM CORPORATE SERVICE...	DEC 24 RECYC...	\$13.64	\$0.00	
12/31/2024	AP 401488 Hand Written...	011625	WM CORPORATE SERVICE...	DEC 24 TRASH	\$606.24	\$0.00	
Total:				\$0.00	\$1,677,476.25	\$1,677,476.25	\$0.00