Oak Run at Pelican Sound Condominium Association, Inc.

Monthly Financial Report

Accrual Basis

DECEMBER 2023

ADM Monthly Financial Report for Oak Run

Balance Sheet for DECEMBER 2023

Assets			
Operating Bank Accounts			
10900 - Synovus Operating	2,722.72		
10901 - Truist Operating	125,578.55		
Total Operating Bank Account Balance		128,301.27	
Reserve Bank Accounts			
11901 - First Horizon Reserve	130,573.42		
11903 - Wells Fargo Advisors Reserve Account 527	459,344.23		
11904 - Truist Reserve	78,155.05		
Total Reserve Bank Account Balance		668,072.70	
Total Prepaid Expenses		384.00	
Accounts Receivable			
Maintenance Assessments	5,151.00		
Misc Receivables	238.00		
Total Accounts Receivable		5,389.00	
Total Assets			**802,146.97**
Liabilities			
Reserve Liability Accounts			
25997 - Interest Reserves Liability	38,130.00		
25998 - Pooled Reserves Liability	629,942.70		
Total Reserve Liability Account Balance		668,072.70	
Current Liabilities			
Total Accounts Payable	26,222.52		
Prepaid Owner Fees	29,779.61		
Total Current Liabilities		56,002.13	
Total Equity		78,072.14	
Total Liabilities & Equity			**802,146.97**

ADM Monthly Financial Report for Oak Run

Operating and Reserve Account Summary for DECEMBER 2023

Displaying 10000 Interfund Borrowing - Asset account:	Current Month Actual	Year To Date Actual
Starting Balance	0.00	
10901 - Operating	0.00	0.00
Totals for 10000 Interfund Borrowing - Asset	0.00	

Displaying 10900 Operating account:	Current Month Actual	Year To Date Actual
Starting Balance	2,722.72	
21000 - Accounts Payable - Operating	0.00	-385,400.50
31900 - Maintenance Fees	0.00	238,691.61
34916 - Lease Application	0.00	250.00
38937 - Insurance Claim Payment	0.00	2,101.69
40104 - Management Fee	0.00	1,642.00
40116 - Miscellaneous	0.00	2,640.00
40146 - Reimburse - Maint Fees	0.00	0.00
41243 - Janitorial Services	0.00	780.00
41350 - Hurricane Storm Damage	0.00	15,285.00
Totals for 10900 Operating	2,722.72	

Displaying 10901 Operating account:	Current Month Actual	Year To Date Actual
Starting Balance	120,671.36	
10000 - Interfund Borrowing - Asset	0.00	0.00
21000 - Accounts Payable - Operating	-9,243.83	-145,949.65
31900 - Maintenance Fees	11,640.00	264,718.00
33000 - Interest Earned	1.02	6.39
34915 - Sale Application	0.00	200.00
40129 - Loan Payment	2,510.00	2,510.00
40146 - Reimburse - Maint Fees	0.00	1,277.00
42310 - Misc Grounds Maintenance	0.00	2,816.81
Totals for 10901 Operating	125,578.55	

Displaying 11901 Reserve account:	Current Month Actual	Year To Date Actual
Starting Balance	196,813.94	
11902 - Reserve	0.00	200,839.18
21001 - Accounts Payable - Reserve	-66,497.50	-537,567.31
25997 - Interest Reserves Liability	177.94	177.94
25998 - Pooled Reserves Liability	0.00	75,051.94
33001 - Interest Earned Reserve	79.04	1,575.55
Totals for 11901 Reserve	130,573.42	

Displaying 11902 Reserve account:	Current Month Actual	Year To Date Actual
Starting Balance	0.00	
11901 - Reserve	0.00	-200,839.18
33001 - Interest Earned Reserve	0.00	605.40
Totals for 11902 Reserve	0.00	

Displaying 11903 Reserve account:	Current Month Actual	Year To Date Actual
Starting Balance	250,000.00	

Operating and Reserve Account Summary for DECEMBER 2023

Displaying 11903 Reserve account:	Current Month Actual	Year To Date Actual
21001 - Accounts Payable - Reserve	0.00	0.00
25998 - Pooled Reserves Liability	200,000.00	450,000.00
33001 - Interest Earned Reserve	9,344.23	9,344.23
Totals for 11903 Reserve	459,344.23	

Displaying 11904 Reserve account:	Current Month Actual	Year To Date Actual
Starting Balance	77,927.05	
25000 - Interfund Borrowing - Liability	0.00	0.00
25998 - Pooled Reserves Liability	0.00	77,561.89
33001 - Interest Earned Reserve	228.00	593.16
Totals for 11904 Reserve	78,155.05	

Displaying 25000 Interfund Borrowing - Liability account:	Current Month Actual	Year To Date Actual
Starting Balance	0.00	
11904 - Reserve	0.00	0.00
Totals for 25000 Interfund Borrowing - Liability	0.00	

Displaying 25997 Interest Reserves Liability account:	Current Month Actual	Year To Date Actual
Starting Balance	28,514.54	
11901 - Reserve	177.94	177.94
33001 - Interest Earned Reserve	9,437.52	11,557.15
Totals for 25997 Interest Reserves Liability	38,130.00	

Displaying 25998 Pooled Reserves Liability account:	Current Month Actual	Year To Date Actual
Starting Balance	496,226.45	
11901 - Reserve	0.00	75,051.94
11903 - Reserve	200,000.00	450,000.00
11904 - Reserve	0.00	77,561.89
21001 - Accounts Payable - Reserve	-66,497.50	-537,567.31
33001 - Interest Earned Reserve	213.75	561.19
Totals for 25998 Pooled Reserves Liability	629,942.70	

ADM Monthly Financial Report for Oak Run

Reserve Account Summary for DECEMBER 2023

Reserve Account	Opening Balance	Monthly Interest	Monthly Increase	Monthly Decrease	Ending Balance
25997 - Interest Reserves Liability	28,514.54	9,437.52	177.94	0.00	38,130.00
25998 - Pooled Reserves Liability	496,226.45	213.75	200,000.00	-66,497.50	629,942.70
Totals	**524,740.99**	**9,651.27**	**200,177.94**	**-66,497.50**	**668,072.70**

ADM Monthly Financial Report for Oak Run

Profit & Loss Summary for DECEMBER 2023 (Accrual Basis)

	Current Month			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
31900 - Maintenance Fees	40,864.00	40,863.89	0.11	490,368.00	490,366.71	1.29	490,366.71
33000 - Interest Earned	1.02	0.00	1.02	6.39	0.00	6.39	0.00
34915 - Sale Application	0.00	0.00	0.00	200.00	0.00	200.00	0.00
34916 - Lease Application	0.00	0.00	0.00	250.00	0.00	250.00	0.00
38937 - Insurance Claim Payment	0.00	0.00	0.00	2,101.69	0.00	2,101.69	0.00
INCOME TOTALS	**40,865.02**	**40,863.89**	**1.13**	**492,926.08**	**490,366.71**	**2,559.37**	**490,366.71**
EXPENSES							
RESERVES AND SPECIAL ACCOUNTS							
40000 - Reseve Transfer Expense	10,416.94	10,416.99	0.05	125,003.83	125,003.83	0.00	125,003.83
Subtotals:	**10,416.94**	**10,416.99**	**0.05**	**125,003.83**	**125,003.83**	**0.00**	**125,003.83**
ADMINISTRATION							
40101 - Office Expense	236.25	216.67	-19.58	1,817.97	2,600.00	782.03	2,600.00
40104 - Management Fee	1,013.00	1,008.00	-5.00	11,335.00	12,096.00	761.00	12,096.00
40111 - Bureau of Condominium Fees	0.00	32.00	32.00	384.00	384.00	0.00	384.00
40116 - Miscellaneous	21.29	100.00	78.71	381.07	1,200.00	818.93	1,200.00
40126 - Professional Fees	0.00	125.00	125.00	415.00	1,500.00	1,085.00	1,500.00
40129 - Loan Payment	2,510.00	2,510.00	0.00	30,120.00	30,120.00	0.00	30,120.00
40137 - Accounting	1,275.00	785.83	-489.17	9,430.00	9,430.00	0.00	9,430.00
40146 - Reimburse - Maint Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subtotals:	**5,055.54**	**4,777.50**	**-278.04**	**53,883.04**	**57,330.00**	**3,446.96**	**57,330.00**
BUILDING MAINTENANCE							
41200 - Building Maintenance/Repairs	222.85	2,083.33	1,860.48	20,403.49	25,000.00	4,596.51	25,000.00
41214 - Roofing Expense	0.00	208.33	208.33	0.00	2,500.00	2,500.00	2,500.00
41232 - Fire Extinguisher/Equip. Insp.	0.00	108.33	108.33	0.00	1,300.00	1,300.00	1,300.00
41243 - Janitorial Services	500.00	750.75	250.75	8,182.50	9,009.00	826.50	9,009.00
41275 - Pressure Cleaning	0.00	333.33	333.33	0.00	4,000.00	4,000.00	4,000.00
41350 - Hurricane Storm Damage	0.00	0.00	0.00	-872.11	0.00	872.11	0.00
Subtotals:	**722.85**	**3,484.08**	**2,761.23**	**27,713.88**	**41,809.00**	**14,095.12**	**41,809.00**
GROUNDS MAINTENANCE							
42300 - Grounds Maintenance	3,999.00	3,999.00	0.00	47,988.00	47,988.00	0.00	47,988.00
42310 - Misc Grounds Maintenance	7,888.24	833.33	-7,054.91	17,465.43	10,000.00	-7,465.43	10,000.00
42314 - Pest Control	500.00	678.08	178.08	7,940.00	8,137.00	197.00	8,137.00
42329 - Tree Trimming	250.00	1,416.67	1,166.67	20,555.00	17,000.00	-3,555.00	17,000.00
Subtotals:	**12,637.24**	**6,927.08**	**-5,710.16**	**93,948.43**	**83,125.00**	**-10,823.43**	**83,125.00**
UTILITIES							
44503 - Electricity	670.89	558.33	-112.56	7,360.06	6,700.00	-660.06	6,700.00
44509 - Water/Sewer	4,518.68	4,116.33	-402.35	45,131.85	49,396.00	4,264.15	49,396.00
Subtotals:	**5,189.57**	**4,674.67**	**-514.90**	**52,491.91**	**56,096.00**	**3,604.09**	**56,096.00**
INSURANCE							
45600 - Insurance Premiums	12,567.54	10,583.57	-1,983.97	151,319.42	127,002.88	-24,316.54	127,002.88
Subtotals:	**12,567.54**	**10,583.57**	**-1,983.97**	**151,319.42**	**127,002.88**	**-24,316.54**	**127,002.88**
EXPENSE TOTALS	**46,589.68**	**40,863.89**	**-5,725.79**	**504,360.51**	**490,366.71**	**-13,993.80**	**490,366.71**
NET INCOME	**-5,724.66**	**0.00**	**-5,724.66**	**-11,434.43**	**0.00**	**-11,434.43**	**0.00**

General Ledger Disbursements Detail for DECEMBER 2023

Chart of Accounts / Vendor	Journal #	Vendor Invoice	Check #	Amount	Pay Date
40000-Reseve Transfer Expense					
3125-Oak Run At Pelican Sound	01869	2023 RESERVE TRANSFERS	1021	10,416.94	2023-12-01
Total				10,416.94	
40101-Office Expense					
2590-Collier Financial	00463	12/21/23	1037	31.60	2023-12-31
2590-Collier Financial	00624	11/16/23	1033	204.65	2023-12-05
Total				236.25	
40104-Management Fee					
3468-Tropical Isles Management Services Inc		DO NOT PAY - DEC ACCRUAL	AUTO	1,013.00	2023-12-31
Total				1,013.00	
40116-Miscellaneous					
3916-RICH BATTERBERRY	02313	PAUL GIFT REIMB	1036	21.29	2023-12-28
Total				21.29	
40129-Loan Payment					
-Loan Payment Adjustment			AUTO	-2,510.00	2023-12-07
3125-Oak Run At Pelican Sound			AUTO	2,510.00	2023-12-31
3125-Oak Run At Pelican Sound	02060	Loan reimbursement	1032	2,510.00	2023-12-01
Total				2,510.00	
40137-Accounting					
2590-Collier Financial	02295	11/16/23	1033	570.00	2023-12-05
2590-Collier Financial	02059	14101	1031	705.00	2023-12-16
Total				1,275.00	
41200-Building Maintenance/Repairs					
4655-Paul Germscheid	02296	232	1034	222.85	2023-12-15
Total				222.85	
41243-Janitorial Services					
2972-Jumpp To It, Inc.		DO NOT PAY - DEC ESTIMATE	AUTO	500.00	2023-12-31
Total				500.00	
42300-Grounds Maintenance					
2837-Greenscapes of Southwest Florida, LLC	00598	282571	1040	3,999.00	2023-12-31
Total				3,999.00	
42310-Misc Grounds Maintenance					
2837-Greenscapes of Southwest Florida, LLC	00596	279378	1040	5,712.00	2023-12-31
2837-Greenscapes of Southwest Florida, LLC	00600	281251	1040	2,176.24	2023-12-31
Total				7,888.24	
42314-Pest Control					
2411-Armstrong Pest Control, Inc.		DO NOT PAY - DEC ACCRUAL	AUTO	500.00	2023-12-31
Total				500.00	
42329-Tree Trimming					
2837-Greenscapes of Southwest Florida, LLC	00599	258335	1040	250.00	2023-12-31
Total				250.00	
44503-Electricity					
2775-Florida Power & Light	02290	3178157156:2023-12-12	AUTO	28.49	2023-12-12
2775-Florida Power & Light	02284	7193973125:2023-12-12	AUTO	28.13	2023-12-12
2775-Florida Power & Light	02278	6919251204:2023-12-12	AUTO	27.97	2023-12-12
2775-Florida Power & Light	02272	9988898350:2023-12-12	AUTO	27.90	2023-12-12
2775-Florida Power & Light	02266	4104560208:2023-12-12	AUTO	27.90	2023-12-12
2775-Florida Power & Light	02260	4809007406:2023-12-12	AUTO	27.85	2023-12-12
2775-Florida Power & Light	02254	1736760453:2023-12-12	AUTO	27.79	2023-12-12
2775-Florida Power & Light	02248	4490626159:2023-12-12	AUTO	27.56	2023-12-12
2775-Florida Power & Light	02288	8768373469:2023-12-12	AUTO	28.19	2023-12-12
2775-Florida Power & Light	02282	5905264460:2023-12-12	AUTO	28.08	2023-12-12
2775-Florida Power & Light	02276	5459320452:2023-12-12	AUTO	27.97	2023-12-12

General Ledger Disbursements Detail for DECEMBER 2023

Chart of Accounts / Vendor	Journal #	Vendor Invoice	Check #	Amount	Pay Date
2775-Florida Power & Light	02270	6743921451:2023-12-12	AUTO	27.90	2023-12-12
2775-Florida Power & Light	02264	3316502206:2023-12-12	AUTO	27.90	2023-12-12
2775-Florida Power & Light	02258	0200638401:2023-12-12	AUTO	27.85	2023-12-12
2775-Florida Power & Light	02252	1619209404:2023-12-12	AUTO	27.72	2023-12-12
2775-Florida Power & Light	02246	0124725466:2023-12-12	AUTO	27.43	2023-12-12
2775-Florida Power & Light	02292	8898266468:2023-12-12	AUTO	28.89	2023-12-12
2775-Florida Power & Light	02286	8676185468:2023-12-12	AUTO	28.13	2023-12-12
2775-Florida Power & Light	02280	6795011201:2023-12-12	AUTO	28.01	2023-12-12
2775-Florida Power & Light	02274	5369310205:2023-12-12	AUTO	27.97	2023-12-12
2775-Florida Power & Light	02268	5675979354:2023-12-12	AUTO	27.90	2023-12-12
2775-Florida Power & Light	02262	1019469400:2023-12-12	AUTO	27.90	2023-12-12
2775-Florida Power & Light	02256	2655377402:2023-12-12	AUTO	27.79	2023-12-12
2775-Florida Power & Light	02250	0308407154:2023-12-12	AUTO	27.67	2023-12-12
Total				670.89	
44509-Water/Sewer					
3008-Lee County Utilities	00479	0116764:2024-01-09	AUTO	117.60	2023-12-31
3008-Lee County Utilities	00473	0116754:2024-01-09	AUTO	107.75	2023-12-31
3008-Lee County Utilities	00513	0116743:2024-01-09	AUTO	245.65	2023-12-31
3008-Lee County Utilities	00507	0116753:2024-01-09	AUTO	216.10	2023-12-31
3008-Lee County Utilities	00501	0116733:2024-01-09	AUTO	206.25	2023-12-31
3008-Lee County Utilities	00495	0116737:2024-01-09	AUTO	176.70	2023-12-31
3008-Lee County Utilities	00489	0116732:2024-01-09	AUTO	157.00	2023-12-31
3008-Lee County Utilities	00483	0116748:2024-01-09	AUTO	147.15	2023-12-31
3008-Lee County Utilities	00477	0116757:2024-01-09	AUTO	117.60	2023-12-31
3008-Lee County Utilities	00517	0116740:2024-01-09	AUTO	351.05	2023-12-31
3008-Lee County Utilities	00511	0116762:2024-01-09	AUTO	235.80	2023-12-31
3008-Lee County Utilities	00505	0116755:2024-01-09	AUTO	206.25	2023-12-31
3008-Lee County Utilities	00499	0116742:2024-01-09	AUTO	196.40	2023-12-31
3008-Lee County Utilities	00493	0116745:2024-01-09	AUTO	166.85	2023-12-31
3008-Lee County Utilities	00487	0116731:2024-01-09	AUTO	157.00	2023-12-31
3008-Lee County Utilities	00481	0116759:2024-01-09	AUTO	127.45	2023-12-31
3008-Lee County Utilities	00475	0116751:2024-01-09	AUTO	117.60	2023-12-31
3008-Lee County Utilities	00405	0116741:2024-01-03	AUTO	225.95	2023-12-31
3008-Lee County Utilities	00515	0116761:2024-01-09	AUTO	329.48	2023-12-31
3008-Lee County Utilities	00509	0116763:2024-01-09	AUTO	216.10	2023-12-31
3008-Lee County Utilities	00503	0116739:2024-01-09	AUTO	206.25	2023-12-31
3008-Lee County Utilities	00497	0116750:2024-01-09	AUTO	176.70	2023-12-31
3008-Lee County Utilities	00491	0116734:2024-01-09	AUTO	166.85	2023-12-31
3008-Lee County Utilities	00485	0116760:2024-01-09	AUTO	147.15	2023-12-31
Total				4,518.68	
45600-Insurance Premiums					
2882-Heritage Property & Casualty Insurance	00734	HCP007174-03 xx	AUTO	2,019.33	2023-12-01
2364-ALLIANT Insurance Services Inc	00667	2190925 x	AUTO	225.37	2023-12-01
2882-Heritage Property & Casualty Insurance	00712	HCP007174-03 x	AUTO	9,577.17	2023-12-01
2364-ALLIANT Insurance Services Inc	00645	2190878 x	AUTO	435.75	2023-12-01
2364-ALLIANT Insurance Services Inc	00689	2191659 x	AUTO	309.92	2023-12-01
Total				12,567.54	
GRAND TOTAL CASH DISBURSEMENTS				**46,589.68**	