

STRATHMORE RIVERSIDE VILLAS ASSOC., INC.

FINANCIAL STATEMENTS

for the Period Ending September 30, 2018

Accountant: Tina Haefele
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Property Manager: Justin Gonzalez
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PREPARED BY ARGUS PROPERTY MANAGEMENT, INC.

Strathmore Riverside Villas Assoc., Inc

Balance Sheet

	<u>Sep 30, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Checking	198,499.51
1020 · Reserve Accounts	547,681.96
1030 · Insurance Account	120,986.35
Total Checking/Savings	<u>867,167.82</u>
Accounts Receivable	
1040 · Assessment Receivable	16,380.69
Total Accounts Receivable	<u>16,380.69</u>
Other Current Assets	
1035 · Petty Cash	150.00
1041 · Allowance for Doubtful Accounts	(16,380.69)
1050 · Prepaid Insurance	210,055.28
1052 · Prepaid Flood Insurance	11,566.98
1055 · Prepaid Expenses	1,358.85
1210 · Utility Deposits	900.00
Total Other Current Assets	<u>207,650.42</u>
Total Current Assets	<u>1,091,198.93</u>
TOTAL ASSETS	<u><u>1,091,198.93</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	47,488.04
Total Accounts Payable	<u>47,488.04</u>
Other Current Liabilities	
3040 · Prepaid Assessments	41,516.92
3090 · Security Deposit	3,518.00
Total Other Current Liabilities	<u>45,034.92</u>
Total Current Liabilities	<u>92,522.96</u>
Long Term Liabilities	
3500 · Reserve Fund	547,681.96
Total Long Term Liabilities	<u>547,681.96</u>
Total Liabilities	<u>640,204.92</u>
Equity	
3990 · Operating Fund Balance	579,111.68
3991 · Transfer to Reserves	(124,570.00)
3995 · Prior Year Adjustment	1,144.90
Net Income	(4,692.57)
Total Equity	<u>450,994.01</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,091,198.93</u></u>

Strathmore Riverside Villas Assoc., Inc
Bank Account Report

	Sep 18
1010 · Checking	
1011 · Centennial Bank Oper**6315	216,455.58
1012 · Centennial Bank Oper ICS*315	36,380.42
1016 · Due to Insurance Sinking Fund	(120,986.35)
1019 · Due (to)/from Reserves	66,649.86
Total 1010 · Checking	198,499.51
1020 · Reserve Accounts	
1021 · Centennial Bank Res MM** 6323	869.03
1022 · Cadence Res MM**8117	114,915.56
1023 · Bank Ozarks -RES MM**5582	249,642.94
1025 · Iberia Bank RES MM Acct**8969	248,904.29
1029 · Due (to)/from Operating	(66,649.86)
Total 1020 · Reserve Accounts	547,681.96
1030 · Insurance Account	
1017 · Insurance Sinking Fund	120,986.35
Total 1030 · Insurance Account	120,986.35
TOTAL	867,167.82

Strathmore Riverside Villas Assoc., Inc
Insurance Sinking Fund
As of September 30, 2018

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
1010 · Checking									0.00
1016 · Due to Insurance Sinking Fund									0.00
Transfer	02/28/2018			Due to Insurance		1017 · Insurance Sinking Fund		217,184.00	(217,184.00)
Transfer	02/28/2018			Due to Insurance		1017 · Insurance Sinking Fund		22,518.99	(239,702.99)
Transfer	03/31/2018			Due to Insurance		1017 · Insurance Sinking Fund		24,931.74	(264,634.73)
Transfer	04/30/2018			Due to Insurance		1017 · Insurance Sinking Fund		11,855.07	(276,489.80)
Transfer	05/30/2018			Due to Operating		1017 · Insurance Sinking Fund	247,520.00		(28,969.80)
General Journal	05/31/2018			Due to Insurance		1017 · Insurance Sinking Fund		26,523.91	(55,493.71)
General Journal	06/30/2018			Due to Insurance		1017 · Insurance Sinking Fund		26,852.17	(82,345.88)
Transfer	07/31/2018			Due to Operating - Flood Insurance		1017 · Insurance Sinking Fund	17,958.36		(64,387.52)
Transfer	07/31/2018			Due to Operating - Windstorm/DIC		1017 · Insurance Sinking Fund	42,497.00		(21,890.52)
General Journal	07/31/2018			Due to Insurance		1017 · Insurance Sinking Fund		27,501.08	(49,391.60)
General Journal	08/31/2018			Due to Insurance		1017 · Insurance Sinking Fund		27,474.70	(76,866.30)
General Journal	09/30/2018			Due to Insurance		1017 · Insurance Sinking Fund		44,120.05	(120,986.35)
Total 1016 · Due to Insurance Sinking Fund							<u>307,975.36</u>	<u>428,961.71</u>	<u>(120,986.35)</u>
Total 1010 · Checking							<u>307,975.36</u>	<u>428,961.71</u>	<u>(120,986.35)</u>
TOTAL							<u>307,975.36</u>	<u>428,961.71</u>	<u>(120,986.35)</u>

Strathmore Riverside Villas Assoc., Inc

Reserve Report

	<u>September-18</u>		Year 2018 Total Alloc
3500 · Reserve Fund			
3610 · Deck Resurfacing			
3611 · Beg Bal - Deck Resurfacing	10,610.05		
3612 · Allocation - Deck Resurfacing	873.00	\$	1,164.00
Total 3610 · Deck Resurfacing	<u>11,483.05</u>		
3615 · Pool Interior			
3616 · Beg Bal - Pool Interior	5,070.39		
3617 · Alloc - Pool Interior	830.25	\$	1,107.00
Total 3615 · Pool Interior	<u>5,900.64</u>		
3620 · Pool Heater			
3621 · Beg Bal - Pool Heater	9,193.97		
3622 · Alloc - Pool Heater	1,346.22	\$	1,795.00
Total 3620 · Pool Heater	<u>10,540.19</u>		
3625 · Exercise Equipment			
3627 · Alloc - Exercise Equipment	1,125.00	\$	1,500.00
3628 · Expense - Exercise Equipment	(7,863.94)		
3629 · Transfer - Exercise Equipment	8,100.00		
Total 3625 · Exercise Equipment	<u>1,361.06</u>		
3630 · Maint. Equip. & Bldg			
3631 · Beg Bal - Maint. Equip. & Bldg	7,583.32		
3632 · Allocation - Maint Equip & Bldg	1,176.75	\$	1,569.00
3633 · Expense - Maint Equip & Bldg	(1,091.14)		
3634 · Transfer - Maint Equip & Bldg	2,000.00		(deposit Received for Shed)
Total 3630 · Maint. Equip. & Bldg	<u>9,668.93</u>		
3640 · Fence			
3641 · Beg Bal - Fence	5,537.25		
3642 · Alloc - Fence	1,771.47	\$	2,362.00
3643 · Exp - Fence	(17,462.00)		
3644 · Transfer - Fence	17,000.00		
Total 3640 · Fence	<u>6,846.72</u>		
3650 · Paving			
3651 · Beg Bal - Paving	168,021.36		
3652 · Allocation - Paving	16,177.50	\$	21,570.00
3653 · Expense - Paving	(7,290.00)		
Total 3650 · Paving	<u>176,908.86</u>		
3660 · Painting			
3661 · Beg Bal - Painting	5,308.37		
3662 · Allocation - Painting	50,203.53	\$	66,938.00
Total 3660 · Painting	<u>55,511.90</u>		
3670 · AC Rec Bldg			
3671 · Beg Bal - AC Rec Bldg	3,462.07		
3672 · Allocation - AC Rec Bldg	1,468.53	\$	1,958.00
3673 · Expense- AC Rec Bldg	(7,725.00)		
3674 · Transfer- AC Rec Bldg	3,000.00		
Total 3670 · AC Rec Bldg	<u>205.60</u>		
3680 · Clubhse Roof			
3681 · Beg Bal - Clubhse Roof	18,901.34		
3682 · Alloc - Clubhse Roof	1,368.00	\$	1,824.00

Strathmore Riverside Villas Assoc., Inc

Reserve Report

Total 3680 · Clubhse Roof	20,269.34		
3690 · Clubhse Improvements			
3691 · Beg Bal - Clubhse Improvements	1,000.00		
3692 · Alloc - Clubhse Improvements	1,706.22	\$	2,275.00
3693 · Exp - Clubhse Improvements	(21,649.89)		
3694 · Transfer - Clubhse Improvements	31,181.41		
Total 3690 · Clubhse Improvements	12,237.74		
3810 · Creek House Projects			
3811 · Beg Balance-Creek House Project	2,786.00		
3812 · Allocations-Creek House Project	1,152.00	\$	1,536.00
Total 3810 · Creek House Projects	3,938.00		
3830 · Seawall & Marina Retaining Wall			
3831 · Beg Bal - Seawall & Marina Wall	59,018.07		
3832 · Alloc - Seawall & Marina Wall	21,412.53		
3833 · Expense - Seawall & Marina Wall	0.00		
3834 · Transfer - Seawall & Marina Wall	33,000.00	\$	28,550.00
Total 3830 · Seawall & Marina Retaining Wall	113,430.60		
3840 · Sewer/Wtr Lines			
3841 · Beg Bal - Sewer/Wtr Lines	74,490.95		
3842 · Alloc - Sewer/Wtr Lines	681.75	\$	909.00
3843 · Exp - Sewer/Wtr Lines	(8,604.00)		
Total 3840 · Sewer/Wtr Lines	66,568.70		
3860 · Marina/Docks			
3861 · Beg Bal - Marina/Docks	22,770.86		
3862 · Alloc- Marina/Docks	6,597.50	\$	5,250.00
3863 · Exp- Marina/Docks	(10,452.00)		
3864 · Transfer - Marina/Docks	33,000.00		
Total 3860 · Marina/Docks	51,916.36		
3890 · Reserve Interest			
3892 · Earned YTD - Interest	1,435.16		
3894 · Transferred - Interest	(711.41)		
Total 3890 · Reserve Interest	723.75		
Total 3500 · Reserve Fund	547,511.44		
TOTAL	547,511.44	\$	135,057.00
2018 Total Allocations Received to Date:	85,954.22	\$	140,307.00
	(Includes Docks)		
2018 Total Reserve Expenses to Date:	(82,137.97)		

Strathmore Riverside Villas Assoc., Inc
Reserve Expenses & Transfers

Type	Date	Num	Name	Memo	Amount	Balance
3500 · Reserve Fund						
3625 · Exercise Equipment						
3628 · Expenses - Exercise Equipment						
Bill	05/02/2018	E-30695	First Place Fitness Equipment, Inc.	Inv#E-30695 New Exercise Equipment - Elliptical, Treadmill, Recumbent Bike	(7,863.94)	(7,863.94)
Total 3628 · Expenses - Exercise Equipment					(7,863.94)	(7,863.94)
3629 · Transfer - Exercise Equipment						
General Journal	04/26/2018			Per BOD Mtg 04/26/18 transfer to Reserves	8,100.00	8,100.00
Total 3629 · Transfer - Exercise Equipment					8,100.00	8,100.00
Total 3625 · Exercise Equipment					236.06	236.06
3630 · Maint. Equip. & Bldg						
3633 · Expense - Maint Equip & Bldg						
Bill	04/23/2018	042318-4632	SunTrust Bank	Custom Carts	(681.86)	(681.86)
Bill	04/23/2018	042318-4632	SunTrust Bank	Custom Carts	(409.28)	(1,091.14)
Total 3633 · Expense - Maint Equip & Bldg					(1,091.14)	(1,091.14)
3634 · Transfer - Maint Equip & Bldg						
Deposit	01/11/2018	1462		Jean Burns Shed 1/2 Pymt	1,000.00	1,000.00
Deposit	01/11/2018	0763		Jeans Burns Shed 2/2 Pymt	1,000.00	2,000.00
Total 3634 · Transfer - Maint Equip & Bldg					2,000.00	2,000.00
Total 3630 · Maint. Equip. & Bldg					908.86	908.86
3640 · Fence						
3643 · Exp - Fence						
Bill	01/12/2018	1801123	Sarasota Fence, Inc.	Inv#1801123 Fence Repair - Due to Car Damage	(650.00)	(650.00)
Bill	01/12/2018	1801124	Sarasota Fence, Inc.	Inv#1801124 Fence Repair - Due to Irma Damage	(150.00)	(800.00)
Bill	01/27/2018	1801272	Sarasota Fence, Inc.	Inv#1801272 Fence Repair	(8,750.00)	(9,550.00)
Bill	03/01/2018	1802212	Sarasota Fence, Inc.	Inv#1802212 Fence Repair - Due to Brightview Damage	(500.00)	(10,050.00)
Bill	07/16/2018	1807160	Sarasota Fence, Inc.	Inv#1807160 New Privacy Fence	(5,280.00)	(15,330.00)
Bill	07/16/2018	1807161	Sarasota Fence, Inc.	Inv#1807161 New Privacy Fence (Marina)	(2,132.00)	(17,462.00)
Total 3643 · Exp - Fence					(17,462.00)	(17,462.00)
3644 · Transfer - Fence Reserve						
General Journal	03/31/2018			Transfer to Fence Reserve Per BOD Meeting dtd 02/22/18	5,000.00	5,000.00
General Journal	03/31/2018			Transfer to Fence Reserve Per BOD Meeting 03/22/18	12,000.00	17,000.00
Total 3644 · Transfer - Fence Reserve					17,000.00	17,000.00
Total 3640 · Fence					(462.00)	(462.00)
3650 · Paving						
3653 · Expense - Paving						
Bill	05/17/2018	8334	Asphalt Repair Service of SW Fl, Inc.	Inv#8334 Remove & Replace Curbing	(2,550.00)	(2,550.00)
Bill	06/04/2018	8347	Asphalt Repair Service of SW Fl, Inc.	Inv#8347 Repair Asphalt at 17 Locations	(2,541.00)	(5,091.00)
Bill	06/17/2018	8368	Asphalt Repair Service of SW Fl, Inc.	Inv#8368 Stripe 9 Speed Waves, add Glass Beads	(2,199.00)	(7,290.00)
Total 3653 · Expense - Paving					(7,290.00)	(7,290.00)
Total 3650 · Paving					(7,290.00)	(7,290.00)
3670 · AC Rec Bldg						
3673 · Exp - AC Rec Bldg						
Bill	05/04/2018	S201-1052127.T	Cool Today	Inv# S210-1052127.T Comercial Package Unit Install at 2700 Riverbluff	(7,257.00)	(7,257.00)
Bill	06/26/2018	S201-1052127.T-1	Cool Today	Inv# S210-1052127.T Comercial Package Unit Install at 2700 Riverbluff bill Remainder	(468.00)	(7,725.00)
Total 3673 · Exp - AC Rec Bldg					(7,725.00)	(7,725.00)
Total 3670 · AC Rec Bldg					(7,725.00)	(7,725.00)
3690 · Clubhse Improvements						
3693 · Exp - Clubhse Improvements						
Bill	01/05/2018	81101	Badger Bob's Plumbing	Inv#81101 Hot Water Heater Installation	(1,184.93)	(1,184.93)
Bill	04/05/2018	PROP030418	Armored Dade Windows & Shutters Inc	Prop dtd 03/04/18 Manual Roll-Down Storm Catcher Screens	(15,140.00)	(16,324.93)
Bill	05/01/2018	042718	Mojoe Productions, Inc	Proposal dtd 04/27/18 Upgrading Sound System in Clubhouse	(1,970.00)	(18,294.93)
Bill	05/17/2018	11961	A&K Enterprise of Manatee Inc	Inv #11961 Restrap Lounge Chairs	(505.04)	(18,799.97)
Bill	05/29/2018	12009	A&K Enterprise of Manatee Inc	Inv #12009 Restrap Lounge Chairs	(807.56)	(19,607.53)
Bill	06/04/2018	12032	A&K Enterprise of Manatee Inc	Inv#12032 Restrap Dining Chairs & Lounges	(1,198.96)	(20,806.49)
Bill	06/23/2018	062318-4632	SunTrust Bank	Clubhouse Microphones	(257.57)	(21,064.06)
Bill	07/05/2018	12183	A&K Enterprise of Manatee Inc	Inv#12183 Restrap Dining Chairs	(585.83)	(21,649.89)
Total 3693 · Exp - Clubhse Improvements					(21,649.89)	(21,649.89)
3694 · Transfer - Clubhse Improvements						
General Journal	03/31/2018			Transfer to Clubhouse Improvements Reserve Per BOD Meeting dtd 02/22/18	1,800.00	1,800.00
General Journal	03/31/2018			Transfer to Clubhouse Improvements Reserve Per BOD Meeting dtd 03/22/18	14,770.00	16,570.00
General Journal	05/29/2018			Transfer per BOD Mtg dtd 05/24/18	711.41	17,281.41
General Journal	05/29/2018			Transfer per BOD Mtg dtd 05/24/18	900.00	18,181.41
Total 3694 · Transfer - Clubhse Improvements					18,181.41	18,181.41
Total 3690 · Clubhse Improvements					(3,468.48)	(3,468.48)
3840 · Sewer/Wtr Lines						
3843 · Exp - Sewer/Wtr Lines						
Bill	02/21/2018	154303	Sleuth Leak Detection Inc	Inv#154303 Leak Detection/Repairs	(5,500.00)	(5,500.00)
Bill	03/27/2018	128275	Badger Bob's Plumbing	Inv#128275 Repairs to Leak by Marina	(2,500.00)	(8,000.00)
Bill	04/25/2018	130474	Badger Bob's Plumbing	Inv#130474 Misc Plumbing Repair	(109.00)	(8,109.00)
Bill	04/25/2018	131190	Badger Bob's Plumbing	Inv#131190 Backflow Testing	(200.00)	(8,309.00)
Bill	05/29/2018	135645	Badger Bob's Plumbing	Inv #135645 Plumbing Repairs	(295.00)	(8,604.00)
Total 3843 · Exp - Sewer/Wtr Lines					(8,604.00)	(8,604.00)
Total 3840 · Sewer/Wtr Lines					(8,604.00)	(8,604.00)
3860 · Marina/Docks						
3863 · Exp - Marina/Docks						
Check	03/07/2018	2875	Stan Feldman	Reimburse for boat slip #18	0.00	0.00
Bill	05/30/2018	18-529/D	Custom Dock & Davit, Inc	Inv#18-529/D 20% Deposit Replacement of Satelite Docks	(10,452.00)	(10,452.00)
Total 3863 · Exp - Marina/Docks					(10,452.00)	(10,452.00)
3864 · Transfer - Marina/Docks						
General Journal	04/26/2018			Per BOD Mtg 04/26/18 transfer to Reserves	33,000.00	33,000.00
Total 3864 · Transfer - Marina/Docks					33,000.00	33,000.00
Total 3860 · Marina/Docks					22,548.00	22,548.00
3890 · Reserve Interest						
3894 · Transfer - Interest						
General Journal	05/29/2018			Transfer per BOD Mtg dtd 05/24/18	(711.41)	(711.41)
Total 3894 · Transfer - Interest					(711.41)	(711.41)
Total 3890 · Reserve Interest					(711.41)	(711.41)
Total 3500 · Reserve Fund					(4,567.97)	(4,567.97)
TOTAL					(4,567.97)	(4,567.97)

Strathmore Riverside Villas Assoc., Inc

Profit & Loss Budget vs. Actual

	Sep 18	Budget	\$ Over Budget
Income			
5010 · Assessments	104,329.25	103,897.67	431.58
5015 · Reserve Assessment Income	11,254.75	11,254.75	0.00
5030 · Sales & Lease Fees	300.00	333.33	(33.33)
5035 · Advertising Income	0.00	375.00	(375.00)
5040 · Other	175.03	208.33	(33.30)
5050 · Interest	39.98	41.67	(1.69)
5060 · Marina/Docks	(52.50)	0.00	(52.50)
5073 · Creekhouse Income	1,100.00	1,100.00	0.00
Total Income	117,146.51	117,210.75	(64.24)
Gross Profit	117,146.51	117,210.75	(64.24)
Expense			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract	16,101.00	17,101.00	(1,000.00)
7115 · Lawn & Ground Supplies	0.00	83.33	(83.33)
7130 · Mulch/Ground Cover	0.00	833.33	(833.33)
7135 · Plants/Shrubs/Trees	75.00	291.67	(216.67)
7137 · Sod Replacement	0.00	291.67	(291.67)
7140 · Tree Trimming	1,115.00	1,666.67	(551.67)
7195 · Equipment / Maint	50.00	50.00	0.00
Total 7100 · Grounds	17,341.00	20,317.67	(2,976.67)
7200 · Building Maintenance			
7210 · General Maintenance	777.49	833.33	(55.84)
7220 · Termite Control	0.00	250.00	(250.00)
7250 · Creekhouse Expense	9.62	83.33	(73.71)
7280 · A/C Service/Maint	125.00	83.33	41.67
Total 7200 · Building Maintenance	912.11	1,249.99	(337.88)
7300 · Swimming Pool			
7310 · Pool Contract/Supplies/Repairs	1,352.31	541.67	810.64
Total 7300 · Swimming Pool	1,352.31	541.67	810.64
7400 · Rec Facilities			
7410 · Rec Utilities	776.90	1,000.00	(223.10)
7420 · Pest Service	0.00	133.33	(133.33)
7440 · Rec Facility Maint/Supply	6,470.54	416.67	6,053.87
7445 · Exer Equipment Lease	0.00	83.33	(83.33)
7450 · Exercise Equip Maintenance	0.00	43.33	(43.33)
Total 7400 · Rec Facilities	7,247.44	1,676.66	5,570.78

Strathmore Riverside Villas Assoc., Inc

Profit & Loss Budget vs. Actual

	Sep 18	Budget	\$ Over Budget
7500 · Utilities			
7510 · Water	5,592.79	7,666.67	(2,073.88)
7515 · Sewer	9,225.00	13,250.00	(4,025.00)
7520 · Electric	534.24	558.33	(24.09)
7525 · Electric - Maintenance Shed	31.19	83.33	(52.14)
7530 · Cable TV	11,558.32	11,343.33	214.99
Total 7500 · Utilities	26,941.54	32,901.66	(5,960.12)
7700 · Payroll			
7710 · Contract Services	3,392.31	3,841.67	(449.36)
7720 · Contract Labor	4,643.31	5,603.33	(960.02)
7730 · Contract Service Taxes/Insuranc	2,015.62	2,172.33	(156.71)
Total 7700 · Payroll	10,051.24	11,617.33	(1,566.09)
7800 · Administration			
7810 · Insurance - Property	42,368.76	26,730.83	15,637.93
7812 · Insurance - Flood	1,751.29	2,500.00	(748.71)
7820 · Legal/Professional	2,240.77	2,500.00	(259.23)
7835 · Fees, Dues, License	0.00	166.67	(166.67)
7840 · Income Tax	0.00	166.67	(166.67)
7845 · Property Tax	0.00	208.33	(208.33)
7850 · Advertising	0.00	166.67	(166.67)
7870 · Management Fee	2,707.67	2,757.67	(50.00)
7875 · Telephone	541.93	416.67	125.26
7880 · Office Supplies, Postage, etc.	622.86	1,000.00	(377.14)
7885 · Bank Service Charge	6.00	37.50	(31.50)
7890 · Bad Debt Expense	694.31	833.33	(139.02)
7895 · Contingency	0.00	166.67	(166.67)
7899 · Reserve Transfer	11,254.75	11,254.75	0.00
Total 7800 · Administration	62,188.34	48,905.76	13,282.58
7900 · TRANSFER			
7935 · Transfer Marina/Docks	(52.50)	0.00	(52.50)
Total 7900 · TRANSFER	(52.50)	0.00	(52.50)
Total 7000 · Disbursements	125,981.48	117,210.74	8,770.74
Total Expense	125,981.48	117,210.74	8,770.74
Net Income	(8,834.97)	0.01	(8,834.98)

Strathmore Riverside Villas Assoc., Inc

Profit & Loss Budget vs. Actual YTD

	<u>Jan - Sep 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Income			
5010 · Assessments	938,963.25	935,079.00	3,884.25
5015 · Reserve Assessment Income	101,292.75	101,292.75	0.00
5030 · Sales & Lease Fees	3,300.00	3,000.00	300.00
5035 · Advertising Income	4,384.50	3,375.00	1,009.50
5040 · Other	1,093.99	1,875.00	(781.01)
5050 · Interest	418.59	375.00	43.59
5060 · Marina/Docks	6,702.50	5,250.00	1,452.50
5073 · Creekhouse Income	9,900.00	9,900.00	0.00
Total Income	<u>1,066,055.58</u>	<u>1,060,146.75</u>	<u>5,908.83</u>
Gross Profit	1,066,055.58	1,060,146.75	5,908.83
Expense			
7000 · Disbursements			
7100 · Grounds			
7110 · Grounds Contract	144,909.00	153,909.00	(9,000.00)
7115 · Lawn & Ground Supplies	865.37	750.00	115.37
7130 · Mulch/Ground Cover	11,450.00	7,500.00	3,950.00
7135 · Plants/Shrubs/Trees	4,288.00	2,625.00	1,663.00
7137 · Sod Replacement	2,046.50	2,625.00	(578.50)
7140 · Tree Trimming	69,705.00	15,000.00	54,705.00
7195 · Equipment / Maint	450.00	450.00	0.00
Total 7100 · Grounds	<u>233,713.87</u>	<u>182,859.00</u>	<u>50,854.87</u>
7200 · Building Maintenance			
7210 · General Maintenance	9,327.02	7,500.00	1,827.02
7220 · Termite Control	1,476.00	2,250.00	(774.00)
7240 · Dock Area Expense	1,273.33	0.00	1,273.33
7250 · Creekhouse Expense	611.84	750.00	(138.16)
7280 · A/C Service/Maint	791.00	750.00	41.00
Total 7200 · Building Maintenance	<u>13,479.19</u>	<u>11,250.00</u>	<u>2,229.19</u>
7300 · Swimming Pool			
7310 · Pool Contract/Supplies/Repairs	4,681.33	4,875.00	(193.67)
Total 7300 · Swimming Pool	<u>4,681.33</u>	<u>4,875.00</u>	<u>(193.67)</u>
7400 · Rec Facilities			
7410 · Rec Utilities	7,592.37	9,000.00	(1,407.63)
7420 · Pest Service	446.50	1,200.00	(753.50)
7440 · Rec Facility Maint/Supply	12,781.11	3,750.00	9,031.11
7445 · Exer Equipment Lease	967.79	750.00	217.79
7450 · Exercise Equip Maintenance	0.00	390.00	(390.00)
Total 7400 · Rec Facilities	<u>21,787.77</u>	<u>15,090.00</u>	<u>6,697.77</u>

Strathmore Riverside Villas Assoc., Inc
Profit & Loss Budget vs. Actual YTD

	Jan - Sep 18	Budget	\$ Over Budget
7500 · Utilities			
7510 · Water	62,827.55	69,000.00	(6,172.45)
7515 · Sewer	103,551.70	119,250.00	(15,698.30)
7520 · Electric	4,857.76	5,025.00	(167.24)
7525 · Electric - Maintenance Shed	232.33	750.00	(517.67)
7530 · Cable TV	103,957.48	102,090.00	1,867.48
Total 7500 · Utilities	275,426.82	296,115.00	(20,688.18)
7700 · Payroll			
7710 · Contract Services	33,842.14	34,575.00	(732.86)
7720 · Contract Labor	49,001.64	50,430.00	(1,428.36)
7730 · Contract Service Taxes/Insuranc	20,747.73	19,551.00	1,196.73
Total 7700 · Payroll	103,591.51	104,556.00	(964.49)
7800 · Administration			
7810 · Insurance - Property	225,891.61	240,577.50	(14,685.89)
7812 · Insurance - Flood	18,012.08	22,500.00	(4,487.92)
7820 · Legal/Professional	20,810.94	22,500.00	(1,689.06)
7835 · Fees, Dues, License	1,805.25	1,500.00	305.25
7840 · Income Tax	0.00	1,500.00	(1,500.00)
7845 · Property Tax	0.00	1,875.00	(1,875.00)
7850 · Advertising	2,105.52	1,500.00	605.52
7870 · Management Fee	24,369.03	24,819.00	(449.97)
7875 · Telephone	4,785.23	3,750.00	1,035.23
7880 · Office Supplies, Postage, etc.	6,693.24	9,000.00	(2,306.76)
7885 · Bank Service Charge	90.05	337.50	(247.45)
7890 · Bad Debt Expense	5,559.46	7,500.00	(1,940.54)
7895 · Contingency	55.00	1,500.00	(1,445.00)
7899 · Reserve Transfer	101,292.75	101,292.75	0.00
Total 7800 · Administration	411,470.16	440,151.75	(28,681.59)
7900 · TRANSFER			
7935 · Transfer Marina/Docks	6,597.50	5,250.00	1,347.50
Total 7900 · TRANSFER	6,597.50	5,250.00	1,347.50
Total 7000 · Disbursements	1,070,748.15	1,060,146.75	10,601.40
Total Expense	1,070,748.15	1,060,146.75	10,601.40
Net Income	(4,692.57)	0.00	(4,692.57)

Strathmore Riverside Villas Assoc., Inc
Check Detail
September 2018

	Date	Num	Name	Memo	Account	Paid Amount
	09/01/2018	ACH	Argus Property Management Inc	Monthly Management Fee	1011 · Centennial Bank Oper**6315	
	09/01/2018	MGMT090118		Monthly Management Fee	7870 · Management Fee	(2,707.67)
TOTAL						(2,707.67)
	09/04/2018	3014	Bill Buxton	Reimbursement for Expenses	1011 · Centennial Bank Oper**6315	
				Reimbursement for Expenses; Costco - G 7210 · General Maintenance		(14.00)
				Reimbursement for Expenses; Dollar Gen 7440 · Rec Facililty Maint/Supply		(28.62)
TOTAL						(42.62)
	09/04/2018	ACH	Comcast Cable Communications	Acct#8535 10 044 0526940	1011 · Centennial Bank Oper**6315	
	09/01/2018	093018-0526940		Acct#8535 10 044 0150360 <09/01-30/18 7530 · Cable TV		(11,558.32)
TOTAL						(11,558.32)
	09/04/2018	ACH	FPL	ACCT#94283-48651 (MAINT)	1011 · Centennial Bank Oper**6315	
	08/22/2018	072318-48651		ACCT#94283-48651 (MAINT) <07/23-08/: 7525 · Electric - Maintenance Shed		(31.19)
TOTAL						(31.19)
	09/04/2018	ACH	FPL	ACCT#44669-25296 5501 CA #OL	1011 · Centennial Bank Oper**6315	
	08/22/2018	072318-25296		ACCT#44669-25296 5501 CA #OL <07/2 7250 · Creekhouse Expense		(9.62)
TOTAL						(9.62)
	09/04/2018	ACH	FPL	ACCT#24294-40676 (REC CNTR)	1011 · Centennial Bank Oper**6315	
	08/22/2018	072318-40676		ACCT#24294-40676 (REC CNTR) <07/2 7410 · Rec Utilities		(696.96)
TOTAL						(696.96)
	09/04/2018	ACH	FPL	ACCT#16350-63009 (Street Lights)	1011 · Centennial Bank Oper**6315	
	08/22/2018	072318-63009		ACCT#16350-63009 (Street Lights) <07/: 7520 · Electric		(488.46)
TOTAL						(488.46)
	09/04/2018	3015	Galaxy Pools	Cust#SRV	1011 · Centennial Bank Oper**6315	
	08/16/2018	144707		Inv#144707 Pool Chemicals	7310 · Pool Contract/Supplies/Repairs	(24.61)
TOTAL						(24.61)
	09/04/2018	3016	Wells Fargo Bank, N.A.	Cust#90136730322	1011 · Centennial Bank Oper**6315	
	08/22/2018	68711422		Inv#68711422 Monthly Copier Contract	7880 · Office Supplies, Postage, etc.	(309.82)
TOTAL						(309.82)
	09/06/2018	3017	Shawn Gubody	Reimbursement	1011 · Centennial Bank Oper**6315	
				Monthly Gasoline Reimbursement	7195 · Equipment / Maint	(50.00)
				Monthly Cell Phone Reimbursement	7875 · Telephone	(75.00)
TOTAL						(125.00)
	09/06/2018	3018	244 Nitterauer	Refund of Insurance Claim	1011 · Centennial Bank Oper**6315	
			244 Nitterauer	Refund of Insurance Claim	3260 · Suspense	(936.37)
TOTAL						(936.37)
	09/13/2018	3019	Argus Property Management Inc	Postage Reimbursement - Certified Mai	1011 · Centennial Bank Oper**6315	
	08/31/2018	POST083118		Postage Reimbursement - Certified Mailin	7880 · Office Supplies, Postage, etc.	(12.98)
TOTAL						(12.98)
	09/13/2018	3020	Bloomings Landscape & Turf Mgmt., In Monthly Landscape Maintenance		1011 · Centennial Bank Oper**6315	
	08/31/2018	2018-02039		Inv#2018-02039 Mulch	7130 · Mulch/Ground Cover	(420.00)
	08/31/2018	2018-02040		Inv#2018-02040 Mulch	7130 · Mulch/Ground Cover	(120.00)
TOTAL						(540.00)
	09/13/2018	3021	Sir Speedy #5025	Maintenance Request Forms	1011 · Centennial Bank Oper**6315	
	09/05/2018	357224		Inv#357224 Maintenance Request Forms	7880 · Office Supplies, Postage, etc.	(123.05)
TOTAL						(123.05)
	09/13/2018	3022	Symbiont Service Corp	CUST#0006207	1011 · Centennial Bank Oper**6315	
	09/01/2018	0609084558		Inv#0609084558 Pool Heater Planned Ma	7310 · Pool Contract/Supplies/Repairs	(580.00)
TOTAL						(580.00)

Strathmore Riverside Villas Assoc., Inc
Check Detail
September 2018

	Date	Num	Name	Memo	Account	Paid Amount
	09/13/2018	ACH	Comcast Cable Communications	Acct#8535 10 044 0150360	1011 · Centennial Bank Oper**6315	
	09/08/2018	100718-0150360		Acct#8535 10 044 0150360 <09/08-10/07 7875 · Telephone		(343.40)
TOTAL						(343.40)
	09/13/2018	ACH	SunTrust Bank	Acct#4223 0717 0005 4632	1011 · Centennial Bank Oper**6315	
	08/23/2018	072418-4632		Carrot Top, GFS, Costco, Home Depot Shell, Home Depot, Custom Carts	7440 · Rec Facility Maint/Supply 7210 · General Maintenance	(171.22) (657.15)
TOTAL						(828.37)
	09/14/2018	ACH	Argus Property Management Inc	PR 08/25-09/07/18	1011 · Centennial Bank Oper**6315	
	09/14/2018	PR090718		PR 08/25-09/07/18 Buxton PR 08/25-09/07/18 Buxton PR 08/25-09/07/18 Gubody PR 08/25-09/07/18 Gubody PR 08/25-09/07/18 Thomas PR 08/25-09/07/18 Thomas	7720 · Contract Labor 7730 · Contract Service Taxes/Insuranc 7720 · Contract Labor 7730 · Contract Service Taxes/Insuranc 7710 · Contract Services 7730 · Contract Service Taxes/Insuranc	(576.00) (88.54) (1,696.16) (486.83) (1,696.16) (424.83)
TOTAL						(4,968.52)
	09/19/2018	3023	Argus Property Management Inc	Reimbursement for Expenses	1011 · Centennial Bank Oper**6315	
	08/31/2018	POST083118		Reimbursement for Expenses - Late State 7880 · Office Supplies, Postage, etc.		(82.93)
TOTAL						(82.93)
	09/19/2018	3024	Bloomings Landscape & Turf Mgmt., In	Monthly Grounds Irrigation/Maintenanc	1011 · Centennial Bank Oper**6315	
	08/01/2018	2018-01598		Inv#2018-01598 Mulch	7130 · Mulch/Ground Cover	(1,410.00)
	08/01/2018	2018-01599		Inv#2018-01599 Remove Stocks, Hedges	7135 · Plants/Shrubs/Trees	(60.00)
	09/01/2018	2018-02127		Inv#2018-02127 Monthly Grounds Maintei	7110 · Grounds Contract	(14,476.00)
				Inv#2018-02127 Monthly Grounds Tree M	7140 · Tree Trimming	(1,115.00)
				Inv#2018-02127 Monthly Grounds Enhanc	7110 · Grounds Contract	(1,625.00)
TOTAL						(18,686.00)
	09/19/2018	3025	DG Hardware, Inc	ACCT# 288050	1011 · Centennial Bank Oper**6315	
	08/31/2018	080118		Stmnt dtd 08/31/18 Stmnt dtd 08/31/18	7210 · General Maintenance 7410 · Rec Utilities	(98.95) (103.20)
TOTAL						(202.15)
	09/19/2018	3026	Galaxy Pools	Cust#SRV	1011 · Centennial Bank Oper**6315	
	09/01/2018	145148		Inv#145148 Monthly Pool Service	7310 · Pool Contract/Supplies/Repairs	(380.00)
TOTAL						(380.00)
	09/19/2018	3027	Hughes Exterminators	CUST#504028340	1011 · Centennial Bank Oper**6315	
	08/29/2018	31890194		Inv#31890194 Pest Control Service	7420 · Pest Service	(92.00)
TOTAL						(92.00)
	09/19/2018	3028	Staebler Appraisal & Consulting Serv	Reserve Study 2019	1011 · Centennial Bank Oper**6315	
	08/18/2018	081818		Inv dtd 08/18/18 Reserve Study 2019	7820 · Legal/Professional	(600.00)
TOTAL						(600.00)
	09/27/2018	3029	322 Belbo	Refund of Boat Slip, Partial	1011 · Centennial Bank Oper**6315	
			322 Belbo	Refund of Boat Slip, Partial	3260 · Suspense	(52.50)
TOTAL						(52.50)
	09/27/2018	3030	Bill Buxton	Reimbursement for Expenses	1011 · Centennial Bank Oper**6315	
				Reimbursement for Expenses; Dollar Gen	7410 · Rec Utilities	(22.47)
TOTAL						(22.47)
	09/27/2018	3031	Cool Today	AC Repair Svc Call	1011 · Centennial Bank Oper**6315	
	09/12/2018	S210-1097740		Inv#S210-1097740 AC Repair Svc Call	7280 · A/C Service/Maint	(125.00)
TOTAL						(125.00)
	09/27/2018	3032	Galaxy Pools	Cust#SRV	1011 · Centennial Bank Oper**6315	
	09/11/2018	145327		Inv#145327 Liquid Chlorine	7310 · Pool Contract/Supplies/Repairs	(380.00)
TOTAL						(380.00)
	09/27/2018	3033	Gulf Coast Carpet Cleaning & Disaster	Clubhouse/Library Carpet Cleaning, Til	1011 · Centennial Bank Oper**6315	

Strathmore Riverside Villas Assoc., Inc
Check Detail
September 2018

Date	Num	Name	Memo	Account	Paid Amount
09/13/2018	52996		Inv#52996 Clubhouse/Library Carpet Clea	7440 · Rec Facility Maint/Supply	(279.53)
TOTAL					(279.53)
09/27/2018	3034	Gulf Coast Carpet Cleaning & Disaster	Bathroom Remodel	1011 · Centennial Bank Oper**6315	
09/24/2018	1067		Inv#1067 Bathroom Remodel	7440 · Rec Facility Maint/Supply	(2,626.64)
TOTAL					(2,626.64)
09/28/2018	ACH	Argus Property Management Inc	PR 09/08-21/18	1011 · Centennial Bank Oper**6315	
09/28/2018	PR092118		PR 09/08-21/18 Buxton	7720 · Contract Labor	(675.00)
			PR 09/08-21/18 Buxton	7730 · Contract Service Taxes/Insuranc	(103.76)
			PR 09/08-21/18 Gubody	7720 · Contract Labor	(1,696.15)
			PR 09/08-21/18 Gubody	7730 · Contract Service Taxes/Insuranc	(486.83)
			PR 09/08-21/18 Thomas	7710 · Contract Services	(1,696.15)
			PR 09/08-21/18 Thomas	7730 · Contract Service Taxes/Insuranc	(424.83)
TOTAL					(5,082.72)
09/30/2018			Service Charge	1023 · Bank Ozarks -RES MM**5582	
			Service Charge	7885 · Bank Service Charge	(6.00)
TOTAL					(6.00)

Strathmore Riverside Villas Assoc., Inc

A/P Aging Detail

As of September 30, 2018

Type	Date	Num	Name	Due Date	Aging	Open Balance
Current						
Bill	09/30/2018	093018	DG Hardware, Inc	09/30/2018		162.74
Bill	09/30/2018	4038904	Becker & Poliakoff, PA	09/30/2018		35.47
Bill	09/30/2018	4038905	Becker & Poliakoff, PA	09/30/2018		331.61
Bill	09/30/2018	4038906	Becker & Poliakoff, PA	09/30/2018		344.89
Bill	09/30/2018	4038907	Becker & Poliakoff, PA	09/30/2018		327.61
Bill	09/30/2018	4038908	Becker & Poliakoff, PA	09/30/2018		945.72
Bill	09/30/2018	4038909	Becker & Poliakoff, PA	09/30/2018		262.50
Bill	09/30/2018	4038910	Becker & Poliakoff, PA	09/30/2018		262.50
Bill	09/30/2018	4038902	Becker & Poliakoff, PA	09/30/2018		330.00
Bill	09/30/2018	093018-4632	SunTrust Bank	09/30/2018		1,765.70
Total Current						4,768.74
1 - 30						
Bill	09/01/2018	2018-01538	Bloomings Landscape & Turf Mgmt., Inc.	10/01/2018	29	75.00
Bill	09/05/2018	4032960	Becker & Poliakoff, PA	09/05/2018	25	240.00
Bill	09/05/2018	4032961	Becker & Poliakoff, PA	09/05/2018	25	0.47
Bill	09/05/2018	4032962	Becker & Poliakoff, PA	09/05/2018	25	35.00
Bill	09/18/2018	145424	Galaxy Pools	09/18/2018	12	12.31
Bill	09/18/2018	081618-500006	S.C.E.S.	09/18/2018	12	1,665.05
Bill	09/18/2018	081618-546576	S.C.E.S.	09/18/2018	12	29.47
Bill	09/18/2018	081618-500018	S.C.E.S.	09/18/2018	12	4,308.76
Bill	09/18/2018	081618-500016	S.C.E.S.	09/18/2018	12	4,210.35
Bill	09/18/2018	081618 500014	S.C.E.S.	09/18/2018	12	861.06
Bill	09/18/2018	081618 500012	S.C.E.S.	09/18/2018	12	661.34
Bill	09/18/2018	081618-500010	S.C.E.S.	09/18/2018	12	942.34
Bill	09/18/2018	081618-500004	S.C.E.S.	09/18/2018	12	908.12
Bill	09/18/2018	081618-499992	S.C.E.S.	09/18/2018	12	34.18
Bill	09/18/2018	091618-499988	S.C.E.S.	09/18/2018	12	176.97
Bill	09/18/2018	081618-499968	S.C.E.S.	09/18/2018	12	118.95
Bill	09/18/2018	081618-97462	S.C.E.S.	09/18/2018	12	368.48
Bill	09/18/2018	081618-97406	S.C.E.S.	09/18/2018	12	532.72
Bill	09/19/2018	223807	Sarasota Sign Machine, LLC	09/19/2018	11	37.45
Bill	09/19/2018	68802502	Wells Fargo Bank, N.A.	09/19/2018	11	309.82
Bill	09/22/2018	082218-40676	FPL	09/22/2018	8	657.13
Bill	09/22/2018	082218-48651	FPL	09/22/2018	8	31.19
Bill	09/22/2018	082218-25296	FPL	09/22/2018	8	9.62
Bill	09/22/2018	082218-63009	FPL	09/22/2018	8	534.24
Bill	09/24/2018	1067	Gulf Coast Carpet Cleaning & Disaster S\	09/24/2018	6	2,626.64
Bill	09/26/2018	102618	Atlas Insurance	09/26/2018	4	23,332.64
Total 1 - 30						42,719.30
31 - 60						
Total 31 - 60						
61 - 90						
Total 61 - 90						
> 90						
Total > 90						
TOTAL						47,488.04

Strathmore Riverside Villas Assoc., Inc

Transaction Detail by Account

September 2018

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
7000 · Disbursements									
7100 · Grounds									
7110 · Grounds Contract									
Bill	09/01/2018	2018-02127	Bloomings Landscape & Turf Mgmt., Inc.	Inv#2018-02127 Monthly Grounds Maintenance	F	3010 · Accounts Payable	14,476.00		14,476.00
Bill	09/01/2018	2018-02127	Bloomings Landscape & Turf Mgmt., Inc.	Inv#2018-02127 Monthly Grounds Enhancement		3010 · Accounts Payable	1,625.00		16,101.00
Total 7110 · Grounds Contract							16,101.00	0.00	16,101.00
7135 · Plants/Shrubs/Trees									
Bill	09/01/2018	2018-01538	Bloomings Landscape & Turf Mgmt., Inc.	Inv#2018-01538 Remove Palm Stump		3010 · Accounts Payable	75.00		75.00
Total 7135 · Plants/Shrubs/Trees							75.00	0.00	75.00
7140 · Tree Trimming									
Bill	09/01/2018	2018-02127	Bloomings Landscape & Turf Mgmt., Inc.	Inv#2018-02127 Monthly Grounds Tree Mantena		3010 · Accounts Payable	1,115.00		1,115.00
Total 7140 · Tree Trimming							1,115.00	0.00	1,115.00
7195 · Equipment / Maint									
Check	09/06/2018	3017	Shawn Gubody	Monthly Gasoline Reimbursement		1011 · Centennial Bank Oper**6315	50.00		50.00
Total 7195 · Equipment / Maint							50.00	0.00	50.00
Total 7100 · Grounds							17,341.00	0.00	17,341.00
7200 · Building Maintenance									
7210 · General Maintenance									
Check	09/04/2018	3014	Bill Buxton	Reimbursement for Expenses; Costco - Gas for C		1011 · Centennial Bank Oper**6315	14.00		14.00
Bill	09/19/2018	223807	Sarasota Sign Machine, LLC	Inv#223807 Sign for Gate		3010 · Accounts Payable	37.45		51.45
Bill	09/30/2018	093018	DG Hardware, Inc	Stmt dtd 09/30/18		3010 · Accounts Payable	65.44		116.89
Bill	09/30/2018	093018-4632	SunTrust Bank	Smart Sign, Full Force, Everglades		3010 · Accounts Payable	660.60		777.49
Total 7210 · General Maintenance							777.49	0.00	777.49
7250 · Creekhouse Expense									
Bill	09/22/2018	082218-25296	FPL	ACCT#44669-25296 5501 CA #OL <08/22-09/2		3010 · Accounts Payable	9.62		9.62
Total 7250 · Creekhouse Expense							9.62	0.00	9.62
7280 · A/C Service/Maint									
Bill	09/12/2018	S210-1097740	Cool Today	Inv#S210-1097740 AC Repair Svc Call		3010 · Accounts Payable	125.00		125.00
Total 7280 · A/C Service/Maint							125.00	0.00	125.00
Total 7200 · Building Maintenance							912.11	0.00	912.11
7300 · Swimming Pool									
7310 · Pool Contract/Supplies/Repairs									
Bill	09/01/2018	0609084558	Symbiont Service Corp	Inv#0609084558 Pool Heater Planned Maintenar		3010 · Accounts Payable	580.00		580.00
Bill	09/01/2018	145148	Galaxy Pools	Inv#145148 Monthly Pool Service		3010 · Accounts Payable	380.00		960.00
Bill	09/11/2018	145327	Galaxy Pools	Inv#145327 Liquid Chlorine		3010 · Accounts Payable	380.00		1,340.00
Bill	09/18/2018	145424	Galaxy Pools	Inv#145424 Liquid Chlorine		3010 · Accounts Payable	12.31		1,352.31
Total 7310 · Pool Contract/Supplies/Repairs							1,352.31	0.00	1,352.31
Total 7300 · Swimming Pool							1,352.31	0.00	1,352.31
7400 · Rec Facilities									
7410 · Rec Utilities									
Bill	09/22/2018	082218-40676	FPL	ACCT#24294-40676 (REC CNTR) <08/22-09/2		3010 · Accounts Payable	657.13		657.13
Check	09/27/2018	3030	Bill Buxton	Reimbursement for Expenses; Dollar General - C		1011 · Centennial Bank Oper**6315	22.47		679.60
Bill	09/30/2018	093018	DG Hardware, Inc	Stmt dtd 09/30/18		3010 · Accounts Payable	97.30		776.90
Total 7410 · Rec Utilities							776.90	0.00	776.90
7440 · Rec Facility Maint/Supply									
Check	09/04/2018	3014	Bill Buxton	Reimbursement for Expenses; Dollar General - C		1011 · Centennial Bank Oper**6315	28.62		28.62
Bill	09/13/2018	52996	Gulf Coast Carpet Cleaning & Disaster S	Inv#52996 Clubhouse/Library Carpet Cleaning, T		3010 · Accounts Payable	279.53		308.15
Bill	09/24/2018	1067	Gulf Coast Carpet Cleaning & Disaster S	Inv#1067 Bathroom Remodel		3010 · Accounts Payable	5,253.28		5,561.43
Bill	09/30/2018	093018-4632	SunTrust Bank	Amazon, GFS, Best Buy, Home Depot, Lowes		3010 · Accounts Payable	909.11		6,470.54

Strathmore Riverside Villas Assoc., Inc

Transaction Detail by Account

September 2018

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
Total 7440 · Rec Facility Maint/Supply							6,470.54	0.00	6,470.54
Total 7400 · Rec Facilities							7,247.44	0.00	7,247.44
7500 · Utilities									
7510 · Water									
Bill	09/18/2018	081618-500006	S.C.E.S.	ACCT#173253-500006 Water #3 <08/16-09/18/ 3010 · Accounts Payable			574.33		574.33
Bill	09/18/2018	081618-546576	S.C.E.S.	ACCT#173253-546576 (POOL) <08/16-09/18/18 3010 · Accounts Payable			29.47		603.80
Bill	09/18/2018	081618-500018	S.C.E.S.	ACCT#173253-500018 Water #8 <08/16-09/18/ 3010 · Accounts Payable			1,524.52		2,128.32
Bill	09/18/2018	081618-500016	S.C.E.S.	ACCT#173253-500016 Water #7 <08/16-09/18/1 3010 · Accounts Payable			1,557.93		3,686.25
Bill	09/18/2018	081618 500014	S.C.E.S.	ACCT#173253-500014 Water #1 <08/16-09/18/1 3010 · Accounts Payable			296.09		3,982.34
Bill	09/18/2018	081618 500012	S.C.E.S.	ACCT#173253-500012 Water #1 <08/16-09/18/1 3010 · Accounts Payable			238.88		4,221.22
Bill	09/18/2018	081618-500010	S.C.E.S.	ACCT#173253-500010 Water #1 <08/16-09/18/1 3010 · Accounts Payable			372.63		4,593.85
Bill	09/18/2018	081618-500004	S.C.E.S.	ACCT#173253-500004 Water #2 <08/16-09/18/1 3010 · Accounts Payable			363.29		4,957.14
Bill	09/18/2018	081618-499992	S.C.E.S.	ACCT#173253-499992 Water (REC) <08/16-09/ 3010 · Accounts Payable			17.03		4,974.17
Bill	09/18/2018	091618-499988	S.C.E.S.	ACCT#173253-499988 (IRRG1) <08/16-09/18/1 3010 · Accounts Payable			176.97		5,151.14
Bill	09/18/2018	081618-499968	S.C.E.S.	ACCT#173253-499968 Water (ANNEX) <08/16- 3010 · Accounts Payable			42.23		5,193.37
Bill	09/18/2018	081618-97462	S.C.E.S.	ACCT#173253-97462 Water #9 <08/16-09/18/1 3010 · Accounts Payable			138.58		5,331.95
Bill	09/18/2018	081618-97406	S.C.E.S.	ACCT#173253-97406 Water #1 <08/16-09/18/1 3010 · Accounts Payable			260.84		5,592.79
Total 7510 · Water							5,592.79	0.00	5,592.79
7515 · Sewer									
Bill	09/18/2018	081618-500006	S.C.E.S.	ACCT#173253-500006 Sewer #3 <08/16-09/18/ 3010 · Accounts Payable			1,090.72		1,090.72
Bill	09/18/2018	081618-500018	S.C.E.S.	ACCT#173253-500018 Sewer #8 <08/16-09/18/ 3010 · Accounts Payable			2,784.24		3,874.96
Bill	09/18/2018	081618-500016	S.C.E.S.	ACCT#173253-500016 Sewer #7 <08/16-09/18/1 3010 · Accounts Payable			2,652.42		6,527.38
Bill	09/18/2018	081618 500014	S.C.E.S.	ACCT#173253-500014 Sewer #1 <08/16-09/18/1 3010 · Accounts Payable			564.97		7,092.35
Bill	09/18/2018	081618 500012	S.C.E.S.	ACCT#173253-500012 Sewer #1 <08/16-09/18/1 3010 · Accounts Payable			422.46		7,514.81
Bill	09/18/2018	081618-500010	S.C.E.S.	ACCT#173253-500010 Sewer #1 <08/16-09/18/1 3010 · Accounts Payable			569.71		8,084.52
Bill	09/18/2018	081618-500004	S.C.E.S.	ACCT#173253-500004 Sewer #2 <08/16-09/18/1 3010 · Accounts Payable			544.83		8,629.35
Bill	09/18/2018	081618-499992	S.C.E.S.	ACCT#173253-499992 Sewer (REC) <08/16-09/ 3010 · Accounts Payable			17.15		8,646.50
Bill	09/18/2018	081618-499968	S.C.E.S.	ACCT#173253-499968 Sewer (ANNEX) <08/16- 3010 · Accounts Payable			76.72		8,723.22
Bill	09/18/2018	081618-97462	S.C.E.S.	ACCT#173253-97462 Sewer #9 <08/16-09/18/1 3010 · Accounts Payable			229.90		8,953.12
Bill	09/18/2018	081618-97406	S.C.E.S.	ACCT#173253-97406 Sewer #1 <08/16-09/18/1 3010 · Accounts Payable			271.88		9,225.00
Total 7515 · Sewer							9,225.00	0.00	9,225.00
7520 · Electric									
Bill	09/22/2018	082218-63009	FPL	ACCT#16350-63009 (Street Lights) <08/22-09/2 3010 · Accounts Payable			534.24		534.24
Total 7520 · Electric							534.24	0.00	534.24
7525 · Electric - Maintenance Shed									
Bill	09/22/2018	082218-48651	FPL	ACCT#94283-48651 (MAINT) <08/22-09/22/18> 3010 · Accounts Payable			31.19		31.19
Total 7525 · Electric - Maintenance Shed							31.19	0.00	31.19
7530 · Cable TV									
Bill	09/01/2018	093018-0526940	Comcast Cable Communications	Acct#8535 10 044 0150360 <09/01-30/18> 3010 · Accounts Payable			11,558.32		11,558.32
Total 7530 · Cable TV							11,558.32	0.00	11,558.32
Total 7500 · Utilities							26,941.54	0.00	26,941.54
7700 · Payroll									
7710 · Contract Services									
Bill	09/14/2018	PR090718	Argus Property Management Inc	PR 08/25-09/07/18 Thomas 3010 · Accounts Payable			1,696.16		1,696.16
Bill	09/28/2018	PR092118	Argus Property Management Inc	PR 09/08-21/18 Thomas 3010 · Accounts Payable			1,696.15		3,392.31
Total 7710 · Contract Services							3,392.31	0.00	3,392.31
7720 · Contract Labor									
Bill	09/14/2018	PR090718	Argus Property Management Inc	PR 08/25-09/07/18 Buxton 3010 · Accounts Payable			576.00		576.00
Bill	09/14/2018	PR090718	Argus Property Management Inc	PR 08/25-09/07/18 Gubody 3010 · Accounts Payable			1,696.16		2,272.16
Bill	09/28/2018	PR092118	Argus Property Management Inc	PR 09/08-21/18 Buxton 3010 · Accounts Payable			675.00		2,947.16

Strathmore Riverside Villas Assoc., Inc

Transaction Detail by Account

September 2018

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
Bill	09/28/2018	PR092118	Argus Property Management Inc	PR 09/08-21/18 Gubody		3010 · Accounts Payable	1,696.15		4,643.31
Total 7720 · Contract Labor							4,643.31	0.00	4,643.31
7730 · Contract Service Taxes/Insuranc									
Bill	09/14/2018	PR090718	Argus Property Management Inc	PR 08/25-09/07/18 Buxton		3010 · Accounts Payable	88.54		88.54
Bill	09/14/2018	PR090718	Argus Property Management Inc	PR 08/25-09/07/18 Gubody		3010 · Accounts Payable	486.83		575.37
Bill	09/14/2018	PR090718	Argus Property Management Inc	PR 08/25-09/07/18 Thomas		3010 · Accounts Payable	424.83		1,000.20
Bill	09/28/2018	PR092118	Argus Property Management Inc	PR 09/08-21/18 Buxton		3010 · Accounts Payable	103.76		1,103.96
Bill	09/28/2018	PR092118	Argus Property Management Inc	PR 09/08-21/18 Gubody		3010 · Accounts Payable	486.83		1,590.79
Bill	09/28/2018	PR092118	Argus Property Management Inc	PR 09/08-21/18 Thomas		3010 · Accounts Payable	424.83		2,015.62
Total 7730 · Contract Service Taxes/Insuranc							2,015.62	0.00	2,015.62
Total 7700 · Payroll							10,051.24	0.00	10,051.24
7800 · Administration									
7810 · Insurance - Property									
General Journal	09/30/2018			Adj PPD Insurance		-SPLIT-	42,368.76		42,368.76
Total 7810 · Insurance - Property							42,368.76	0.00	42,368.76
7812 · Insurance - Flood									
General Journal	09/30/2018			Adj PPD Insurance		7810 · Insurance - Property	1,751.29		1,751.29
Total 7812 · Insurance - Flood							1,751.29	0.00	1,751.29
7820 · Legal/Professional									
Bill	09/05/2018	4032960	Becker & Poliakoff, PA	Inv#4032960 General Association Matters - Offic		3010 · Accounts Payable	240.00		240.00
Bill	09/05/2018	4032961	316 FNMA	Inv#4032961 Collections Re Gauthier		3010 · Accounts Payable	0.47		240.47
Bill	09/05/2018	4032962	207 Bower*Atty	Inv#4032962 Re Razquin, R		3010 · Accounts Payable	35.00		275.47
Invoice	09/19/2018	36635	075 Tayl	Legal Fees		1040 · Assessment Receivable		875.00	(599.53)
Bill	09/30/2018	4038904	316 FNMA	Inv#4038904 Re Gathier		3010 · Accounts Payable	35.47		(564.06)
Bill	09/30/2018	4038905	207 Bower*Atty	Inv#4038905 Re Razquin, R		3010 · Accounts Payable	331.61		(232.45)
Bill	09/30/2018	4038906	113 Potter*Atty	Inv#4038906 Re Potter		3010 · Accounts Payable	344.89		112.44
Bill	09/30/2018	4038907	041 Levinus*Atty	Inv#4038907 Re Levinus		3010 · Accounts Payable	327.61		440.05
Bill	09/30/2018	4038908	075 Tayl	Inv#4038908 Re Eigenseher		3010 · Accounts Payable	945.72		1,385.77
Bill	09/30/2018	4038909	005 Saville*Atty	Inv#4038909 Re Pozega & Saville		3010 · Accounts Payable	262.50		1,648.27
Bill	09/30/2018	4038910	178 Thomas*Atty	Inv#4038910 Re Thomas		3010 · Accounts Payable	262.50		1,910.77
Bill	09/30/2018	4038902	178 Thomas*Atty	Inv#4038902 General Association Matters - Rent		3010 · Accounts Payable	330.00		2,240.77
Total 7820 · Legal/Professional							3,115.77	875.00	2,240.77
7870 · Management Fee									
Bill	09/01/2018	MGMT090118	Argus Property Management Inc	Monthly Management Fee		3010 · Accounts Payable	2,707.67		2,707.67
Total 7870 · Management Fee							2,707.67	0.00	2,707.67
7875 · Telephone									
Check	09/06/2018	3017	Shawn Gubody	Monthly Cell Phone Reimbursement		1011 · Centennial Bank Oper**6315	75.00		75.00
Bill	09/08/2018	100718-0150360	Comcast Cable Communications	Acct#8535 10 044 0150360 <09/08-10/07/18>		3010 · Accounts Payable	343.40		418.40
Bill	09/23/2018	SA84502	One Call Now	Inv#SA84502 Residential Property Management		3010 · Accounts Payable	1,482.38		1,900.78
General Journal	09/23/2018		One Call Now	Record PPD Expense		1055 · Prepaid Expenses		1,358.85	541.93
Total 7875 · Telephone							1,900.78	1,358.85	541.93
7880 · Office Supplies, Postage, etc.									
Bill	09/05/2018	357224	Sir Speedy #5025	Inv#357224 Maintenance Request Forms		3010 · Accounts Payable	123.05		123.05
Bill	09/19/2018	68802502	Wells Fargo Bank, N.A.	Inv#68802502 Monthly Copier Contract		3010 · Accounts Payable	309.82		432.87
Bill	09/30/2018	093018-4632	SunTrust Bank	Office Depot		3010 · Accounts Payable	195.99		628.86
Deposit	09/30/2018			Refund Dormant Fee		1023 · Bank Ozarks -RES MM**5582		6.00	622.86
Total 7880 · Office Supplies, Postage, etc.							628.86	6.00	622.86
7885 · Bank Service Charge									
Check	09/30/2018			Service Charge		1023 · Bank Ozarks -RES MM**5582	6.00		6.00

Strathmore Riverside Villas Assoc., Inc

Transaction Detail by Account

September 2018

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
Total 7885 · Bank Service Charge							6.00	0.00	6.00
7890 · Bad Debt Expense									
General Journal	09/01/2018			Allowance for Doubtful		1041 · Allowance for Doubtful Accounts	694.31		694.31
Total 7890 · Bad Debt Expense							694.31	0.00	694.31
7899 · Reserve Transfer									
General Journal	09/01/2018	I&R		Monthly Reserve Alloc		5015 · Reserve Assessment Income	11,254.75		11,254.75
Total 7899 · Reserve Transfer							11,254.75	0.00	11,254.75
Total 7800 · Administration							64,428.19	2,239.85	62,188.34
7900 · TRANSFER									
7935 · Transfer Marina/Docks									
General Journal	09/30/2018			Record Refund Boat Slip		3862 · Alloc - Marina/Docks		52.50	(52.50)
Total 7935 · Transfer Marina/Docks							0.00	52.50	(52.50)
Total 7900 · TRANSFER							0.00	52.50	(52.50)
Total 7000 · Disbursements							128,273.83	2,292.35	125,981.48
TOTAL							128,273.83	2,292.35	125,981.48

Strathmore Riverside Villas Assoc., Inc

Customer Balance Summary

	<u>Sep 30, 18</u>
093 Gumpert	(2,081.00)
010 Dundas	(1,547.00)
313 Schlenker	(1,349.00)
235 Paolucci	(1,307.00)
5501 Creek	(1,100.00)
029 Fountain	(1,032.00)
035 Kenney	(1,032.00)
294 Faville	(1,032.00)
082 Duwve	(1,032.00)
127 Rossi	(1,032.00)
163 Zechman	(1,032.00)
172 Watkins	(1,032.00)
240 Zeman	(1,032.00)
114 Cronan	(1,032.00)
249 Hudac	(1,032.00)
216 Groeninger	(1,020.00)
175 Ritchey	(936.00)
214 Mosher	(688.00)
096 Pitock	(688.00)
185 Maguire	(688.00)
199 Kleimeyer	(684.00)
184 Conner	(680.00)
135 Kotlyar	(656.40)
190 Peretz	(648.00)
233 Schechter	(547.55)
077 Scho	(444.00)
047 Roseblum	(408.00)
123 Wegmann	(394.00)
084 Hooks	(389.00)
274 Suneson	(380.00)
030 Parquet	(364.90)
179 McLean	(364.00)
220 Gardner	(354.00)
142 Nyce	(344.00)
048 Allred	(344.00)
247 Pera	(344.00)
236 Haley	(344.00)
061 Perry	(344.00)
245 Martin	(344.00)
072 Jursch	(344.00)
231 Russell	(344.00)
303 Keating	(344.00)
081 Snyder	(344.00)
037 Ari	(344.00)
032 Carpenter	(344.00)
092 Williams	(344.00)
097 Gaeto	(344.00)

Strathmore Riverside Villas Assoc., Inc

Customer Balance Summary

	<u>Sep 30, 18</u>
209 Brill	(344.00)
107 Philipp	(344.00)
335 Mazur	(344.00)
183 Geraghty	(344.00)
187 Schmitt	(344.00)
272 Andrews	(344.00)
013 Reef	(344.00)
016 Zurinski	(344.00)
161 Sheehan	(344.00)
191 Bergman	(344.00)
019 Nasca	(344.00)
254 Spencer	(344.00)
126 Bender	(344.00)
120 Stefany	(344.00)
252 Shepherd	(344.00)
087 Rey	(344.00)
028 McBride	(340.00)
054 Senninger	(340.00)
237 Thomas	(340.00)
073 Cowart	(340.00)
099 Hoch	(340.00)
053 Balot	(335.00)
046 Kelly	(304.69)
263 Zuber	(304.00)
229 Srp	(304.00)
149 James	(69.34)
011 Pozega	(67.00)
136 Vollmer	(32.00)
298 Abaroa	(25.00)
147 Stieber	(9.00)
304 Barrett	(4.00)
211 Minner	(4.00)
065 Senft	(1.00)
026 Kelly	(0.04)
287 DiPaola	0.10
091 Pokone	4.00
326 Cohen	4.00
321 Mallard	4.00
090 Schiefelbe	5.00
307 Smith	10.00
200 Litof	32.00
180 Joslyn	36.00
101 Bennett	36.00
146 Van Dyke	36.00
145 Van Dyke	36.00
271 Lundeen	36.00
206 Du Val	69.60

Strathmore Riverside Villas Assoc., Inc
Customer Balance Summary

	<u>Sep 30, 18</u>
075 Tayl	335.93
261 McDonough	340.00
066 Campbell	381.66
078 Shannon	393.26
279 Gould	709.50
178 Thomas*Atty	1,071.31
005 Saville*Atty	1,893.23
113 Potter*Atty	2,382.79
041 Levinus*Atty	4,225.45
207 Bower*Atty	4,338.86
TOTAL	<u>(25,136.23)</u>

Strathmore Riverside Villas Assoc., Inc

Customer Balance Summary

	<u>Oct 15, 18</u>
093 Gumpert	(2,081.00)
010 Dundas	(1,203.00)
5501 Creek	(1,100.00)
313 Schlenker	(1,005.00)
235 Paolucci	(963.00)
114 Cronan	(688.00)
082 Duwve	(688.00)
127 Rossi	(688.00)
240 Zeman	(688.00)
294 Faville	(688.00)
249 Hudac	(688.00)
168 Ferguson	(688.00)
035 Kenney	(688.00)
172 Watkins	(688.00)
029 Fountain	(688.00)
163 Zechman	(688.00)
199 Kleimeyer	(684.00)
184 Conner	(680.00)
216 Groeninger	(676.00)
135 Kotlyar	(656.40)
175 Ritchey	(592.00)
233 Schechter	(547.55)
038 Morg	(444.00)
274 Suneson	(380.00)
236 Haley	(344.00)
075 Tayl	(344.00)
144 Johnson	(344.00)
096 Pitock	(344.00)
185 Maguire	(344.00)
149 James	(344.00)
214 Mosher	(344.00)
237 Thomas	(340.00)
099 Hoch	(340.00)
073 Cowart	(340.00)
028 McBride	(340.00)
053 Balot	(335.00)
190 Peretz	(304.00)
077 Scho	(100.00)
227 Kont	(100.00)
011 Pozega	(67.00)
047 Roseblum	(64.00)
123 Wegmann	(50.00)
084 Hooks	(45.00)
298 Abaroa	(25.00)
030 Parquet	(20.90)

Strathmore Riverside Villas Assoc., Inc
Customer Balance Summary

	<u>Oct 15, 18</u>
179 McLean	(20.00)
220 Gardner	(10.00)
147 Stieber	(10.00)
304 Barrett	(4.00)
211 Minner	(4.00)
287 DiPaola	(0.85)
026 Kelly	(0.04)
326 Cohen	6.50
091 Pokone	6.50
054 Senninger	6.50
321 Mallard	6.50
307 Smith	12.50
200 Litof	38.50
046 Kelly	41.81
145 Van Dyke	42.50
271 Lundeen	42.50
180 Joslyn	42.50
229 Srp	42.50
101 Bennett	42.50
146 Van Dyke	42.50
263 Zuber	42.50
078 Shannon	55.76
206 Du Val	72.10
136 Vollmer	339.66
113 Potter*Atty	344.00
100 Donham	354.00
261 McDonough	367.66
065 Senft	370.66
212 Mennel	371.66
217 Retcher	371.66
316 FNMA	371.66
314 Merkel	371.66
221 Martins	371.66
066 Campbell	409.32
279 Gould	1,053.50
178 Thomas*Atty	1,415.31
005 Saville*Atty	2,237.23
041 Levinus*Atty	4,569.45
207 Bower*Atty	4,682.86
TOTAL	<u><u>(4,961.62)</u></u>