WHITEHALL I CONDOMINUM OF PINE ISLAND RIDGE ASSOCIATION, INC

FINANCIAL STATEMENTS

For The Quarter Ended
March 31, 2023

Contents	Exhib/pgs
Balance Sheet	A-1
Revenues & Expenses vs Budget	B-1
Vendor Report	C-2

Whitehall Condominium
Balance Sheet
As of March 31, 2023

	Mar 31, 23	
ASSETS		
Current Assets		
Checking/Savings		
Cash - Centennial Op - 9386		217,115.43
Cash - Centennial Res 9200		336,156.39
Cash - Centennial S/A - 9219		5,033.88
Total Checking/Savings		558,305.70
Accounts Receivable		
Accounts Receivable		-201,559.60
Total Accounts Receivable		-201,559.60
Other Current Assets		
A/R Allowance		-40,000.00
Prepaid Insurance		345,041.53
Total Other Current Assets		305,041.53
Total Current Assets		661,787.63
TOTAL ASSETS		661,787.63
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
A/P		101,561.43
Deferred Bluestream Rev		61,000.00
Deferred S/A - 2021		5,020.39
Insurance Payable		317,299.50
Total Other Current Liabilities		484,881.32
Total Current Liabilities		484,881.32
Total Liabilities		484,881.32
Equity		
Unrestricted Net Assets		220,405.77
Operating Fund Bal		-312,010.03
Res		
Fund Balance	318,097.98	
Interest	8,491.07	
Total Res		326,589.05
Net Income		-58,078.48
Total Equity		176,906.31
TOTAL LIABILITIES & EQUITY		661,787.63

Whitehall Condominium
Profit & Loss Budget vs. Actual
January through March 2023

	Jan - Mar 23	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
QUARTERLY MAINTENANCE	652,800.00	652,800.00	0.00	100.0%
ESTOPPELS & QUESTS	2,600.00			
INTERVIEWS FEES	1,825.00			
LATE FEES	325.00			
INTEREST & LEGAL FEE R...	-187.66			
MISC INCOME	104.50			
INTEREST INCOME	166.23			
Total Income	657,633.07	652,800.00	4,833.07	100.7%
Gross Profit	657,633.07	652,800.00	4,833.07	100.7%
Expense				
ADMIN				
ACCOUNTING & AUDIT	12,400.00	8,750.00	3,650.00	141.7%
BAD DEBT EXPENSE	2,352.00			
BANK FEES	1,140.00			
COUNTRY CLUB FEES	103,680.00	103,680.00	0.00	100.0%
FOOD & BEVERAGE CA...	67,200.00	16,800.00	50,400.00	400.0%
INSURANCE	158,649.75	159,000.00	-350.25	99.8%
LEGAL	3,739.91	7,000.00	-3,260.09	53.4%
LICENSE & PERMITS	3,919.57	1,750.00	2,169.57	224.0%
OFFICE & POSTAGE	2,070.41	1,500.00	570.41	138.0%
TELEPHONE	18.75	750.00	-731.25	2.5%
Total ADMIN	355,170.39	299,230.00	55,940.39	118.7%
MAINT				
BUILDING MAINT	51,195.40	58,000.00	-6,804.60	88.3%
LANDSCAPING & GROU...	13,695.00	5,000.00	8,695.00	273.9%
MAINT SUPPLIES	1,397.83			
PLUMBING	515.00			
POOL REPAIRS	1,789.43			
SPRINKLERS	395.00	1,750.00	-1,355.00	22.6%
Total MAINT	68,987.66	64,750.00	4,237.66	106.5%
ServCon				
ELEVATOR PHONES	3,479.52	2,100.00	1,379.52	165.7%
ELEVATOR SERVICE	0.00	12,000.00	-12,000.00	0.0%
FIRE SYSTEMS	3,959.00	5,000.00	-1,041.00	79.2%
JANITORIAL	40,203.00	40,250.00	-47.00	99.9%
LAWN MAINT	13,162.50	12,000.00	1,162.50	109.7%
PEST CONTROL	2,225.01	2,400.00	-174.99	92.7%
POOL SERVICE	2,100.00	1,950.00	150.00	107.7%
SECURITY CAMERAS	5,223.74	7,845.00	-2,621.26	66.6%
SECURITY ALARMS	0.00	1,275.00	-1,275.00	0.0%
Total ServCon	70,352.77	84,820.00	-14,467.23	82.9%
UTIL				
CABLE TV	81,233.44	63,000.00	18,233.44	128.9%
ELECTRICITY	14,161.23	12,000.00	2,161.23	118.0%
TRASH REMOVAL	23,604.06	24,000.00	-395.94	98.4%
WATER & SEWER	102,202.00	105,000.00	-2,798.00	97.3%
Total UTIL	221,200.73	204,000.00	17,200.73	108.4%
Total Expense	715,711.55	652,800.00	62,911.55	109.6%
Net Ordinary Income	-58,078.48	0.00	-58,078.48	100.0%
Net Income	-58,078.48	0.00	-58,078.48	100.0%

Whitehall Condominium
Vendor Report
January through March 2023

Type	Date	Num	Memo	Split	Credit
AJG Lock & Key					
Check	03/23/2023	1264	1504, #101, 3/20/23	BUILDING MAINT	50.00
ALL EXPRESS PLUMBING					
Check	01/04/2023	1195		PLUMBING	175.00
Check	03/23/2023	1263	Inv # 3236, 3/17/23	PLUMBING	340.00
AMERITECH ROOFING CONTRACTOR					
Check	01/09/2023	1207	1504-105 Deposit	BUILDING MAINT	9,000.00
Check	01/24/2023	1219	Bldg 1516 #204	BUILDING MAINT	3,700.00
Check	01/25/2023	1220	Bldg 1518, #106	BUILDING MAINT	11,900.00
Check	02/06/2023	1226	1532 Whitehall Drive	BUILDING MAINT	4,800.00
Check	03/01/2023	1239	1506-201	BUILDING MAINT	11,900.00
AMS SPRINKLERS INC					
Check	03/01/2023	1238	Est # 1073, 2/27/23	SPRINKLERS	395.00
AQUA POOLS					
Check	01/04/2023	1196	Service & Stabilizer	-SPLIT-	800.00
Check	02/13/2023	1233	Inv # 43402	POOL SERVICE	650.00
Check	03/06/2023	1242	Inv # 43765 - Motor Pump	POOL REPAIRS	465.00
Check	03/27/2023	1268	March Service	POOL SERVICE	650.00
Check	03/29/2023	1280	1/23/23 - Flowmeter	POOL REPAIRS	420.00
Check	03/29/2023	1278	Pool Repair	POOL REPAIRS	40.00
AQUACAL					
Check	01/18/2023	1216	Inv 438834	POOL REPAIRS	285.00
AT&T					
Check	01/13/2023	ach	Dec 26 - Jan 25	TELEPHONE	7.95
Check	03/21/2023	ach	Telephone	TELEPHONE	10.80
BECKER					
Check	01/11/2023	1212	4301948 - Gavrilovich	LEGAL	200.00
BLUESTREAM					
Check	01/24/2023	1217	3 Mos thru 2/28/23	CABLE TV	60,925.08
Check	03/09/2023	1248	March Cable TV	CABLE TV	20,308.36
BROWARD COUNTY SECURITY					
Check	02/13/2023	1232	Inv # 034520	FIRE SYSTEMS	2,675.00
Check	03/20/2023	1257	Inv # 34476, Fire Alarm Main...	FIRE SYSTEMS	1,284.00
BROWNS BACKGROUND CHECK					
Check	01/04/2023	1189	4 Completed	OFFICE & POSTAGE	100.00
Check	03/13/2023	1251	Feb Profiles	OFFICE & POSTAGE	165.00
CENTENNIAL BANK					
Check	01/26/2023	ach	Lockbox Fees	BANK FEES	1,104.00
Check	02/27/2023	ach	Lockbox Fee	BANK FEES	6.00
Check	03/29/2023	ach	Lockbox Fees	BANK FEES	15.00
CITY MAINTENANCE					
Check	01/04/2023	1193	Inv 239674	MAINT SUPPLIES	192.28
CITY OF SUNRISE					
Check	01/04/2023	1191	Water	WATER & SEWER	33,774.60
Check	02/13/2023	1229	Thru 1/11/23	WATER & SEWER	35,385.00
Check	03/01/2023	1240	Service thru 2/9/23	WATER & SEWER	33,042.40
COASTAL WASTE RECYCLING					
Check	01/15/2023	1202	WW0000495026	TRASH REMOVAL	7,868.02
Check	02/06/2023	1225	Feb Service	TRASH REMOVAL	7,868.02
Check	03/06/2023	1244	March Service	TRASH REMOVAL	7,868.02
EXTRA MILE PEST CONTROL					
Check	02/22/2023	1237	Dec 19 - $741.67; Jan 16 - $...	PEST CONTROL	2,225.01
FLORIDA CLEANEX					
Check	01/15/2023	1200	Jan Service	JANITORIAL	13,401.00
Check	02/13/2023	1231	Inv # 33783	JANITORIAL	13,401.00
Check	03/13/2023	1250	Golf Cart	BUILDING MAINT	1,600.00
Check	03/22/2023	1265	March Service	JANITORIAL	13,401.00
FPL					
Check	01/04/2023	1190	Thru 12-20-22	ELECTRICITY	1,117.80
Check	01/04/2023	1198		ELECTRICITY	2,498.74
Check	01/15/2023	1203	04532-69532 thru 12/30	ELECTRICITY	802.03
Check	02/24/2023	ach	FP&L	ELECTRICITY	1,276.76
Check	02/24/2023	ach	FP&L (18)	ELECTRICITY	3,572.73
Check	03/02/2023	ach	FP&L (3)	ELECTRICITY	1,658.18
Check	03/23/2023	ach	FP&L (16)	ELECTRICITY	3,234.99
GARY COHEN, LLC					
Check	01/24/2023	1218	Jan'23 Acctg Services	ACCOUNTING & AUDIT	2,200.00
Check	01/31/2023	1222	Late Notices, Estoppels & Qs	ACCOUNTING & AUDIT	3,300.00
Check	02/22/2023	1235	Feb Acctg Service	ACCOUNTING & AUDIT	2,200.00

Whitehall Condominium
Vendor Report
January through March 2023

Type	Date	Num	Memo	Split	Credit
Check	03/20/2023	1253	March 2023 Services	ACCOUNTING & AUDIT	2,200.00
GREEN GARDEN LANDSCAPE					
Check	01/04/2023	1197	Inv 7605	LAWN MAINT	4,437.50
Check	01/31/2023	1221	Removed 3 Palms	LAWN MAINT	750.00
Check	02/13/2023	1234	Inv# 7621-$3,987.50; Inv # 7...	-SPLIT-	6,507.50
Check	03/09/2023	1247	March Landscape	LAWN MAINT	3,987.50
HACKER & ROMANO, CPA					
Check	03/22/2023	1266	2022 Audit Retainer	ACCOUNTING & AUDIT	2,500.00
IN THE SWIM					
Check	01/04/2023	1192	Rail Grips	POOL REPAIRS	279.92
Check	02/06/2023	1228	12/8/22 - 8 Rail Grips	POOL REPAIRS	299.51
KAYE BENDER					
Check	01/17/2023	1215	Inv 73626, 12/9/22	LEGAL	165.00
Check	02/13/2023	1230	Inv # 74197	LEGAL	2,237.50
Check	03/13/2023	1252	Inv # 74795 - Feb	LEGAL	960.00
KINGS III					
Check	01/15/2023	1204	Inv # 2346285, Jan	ELEVATOR PHONES	758.59
Check	03/09/2023	1249	Feb - $758.59; March - $758...	ELEVATOR PHONES	1,517.18
Check	03/20/2023	1256	Inv # 2394208, Phone Repairs	ELEVATOR PHONES	722.25
Check	03/20/2023	1259	Inv # 2394201, Phone Repairs	ELEVATOR PHONES	481.50
LANDSCAPING SOLUTION TREE SERVICE					
Check	03/17/2023	1262	Tree Trimming	LANDSCAPING & GROU...	4,500.00
Check	03/22/2023	1267	Tree Trimming - On account	LANDSCAPING & GROU...	3,000.00
Check	03/27/2023	1269	Palm Tree Trimming - Bal Due	LANDSCAPING & GROU...	3,675.00
LAW OFFICES OF DAVID M. BAUMAN					
Check	01/11/2023	1213	202252543 - Martinez	LEGAL	177.41
MICHAEL McLEISH					
Check	03/06/2023	1246	Electrical 1/29/21 to 3/7/23 - ...	BUILDING MAINT	5,635.00
Check	03/20/2023	1255	Inv # 63321, 12 Pole Lighting	BUILDING MAINT	1,840.00
MINUTEMAN PRESS					
Check	03/22/2023	1277	Printing	OFFICE & POSTAGE	151.72
PAT VARONE					
Check	03/20/2023	1258	the Exit Liht Co, 36 LEDs	BUILDING MAINT	770.40
PINE ISLAND RIDGE COUNTRY CLUB					
Check	01/09/2023	1205	2023 Food Coupons	FOOD & BEVERAGE CA...	67,200.00
Check	01/09/2023	1206	Jan C-Club	COUNTRY CLUB FEES	34,560.00
Check	02/06/2023	1224	Feb C-Club Fee	COUNTRY CLUB FEES	34,560.00
Check	03/06/2023	1241	March CC Fees	COUNTRY CLUB FEES	34,560.00
REGAL PAINT CENTERS					
Check	03/06/2023	1245	Inv #380 - $340.20; Inv #463...	MAINT SUPPLIES	1,205.55
SMART COMMUNITIES					
Check	02/06/2023	1227	Inv # 4264 - Website Mgmt	OFFICE & POSTAGE	1,653.37
STONEMARK HOLDINGS INC.					
Check	01/12/2023	ach	Ins Loan	INSURANCE	52,883.25
Check	02/13/2023	ach	Ins Loan	INSURANCE	52,883.25
Check	03/14/2023	ach	Ins Loan	INSURANCE	52,883.25
TOWN OF DAVIE					
Check	01/04/2023	1188	Fire Alarm Service	LICENSE & PERMITS	609.12
TOWN OF DAVIE FIRE PREVENTION BUREAU					
Check	03/20/2023	1254	Inv # 23-545-2125, Multi-Fa...	LICENSE & PERMITS	2,750.14
Check	03/27/2023	1270	Bldgs 1516, 1518 & 1520	LICENSE & PERMITS	560.31
WORTHINGTON SECURITY					
Check	01/04/2023	1194	Connection Fee 69 Cameras	SECURITY CAMERAS	2,611.87
Check	03/06/2023	1243	Inv # S15362A - March	SECURITY CAMERAS	2,611.87