WHITEHALL I CONDOMINUM OF PINE ISLAND RIDGE ASSOCIATION, INC

FINANCIAL STATEMENTS

For The Quarter Ended
March 31, 2024

Contents	Exhib/pgs
Balance Sheet	A-1
Revenues & Expenses vs Budget	B-1
Vendor Report	C-3

Whitehall Condominium
Balance Sheet
As of March 31, 2024

		Mar 31, 24
ASSETS		
Current Assets		
Checking/Savings		
Cash - Centennial Op - 9386		133,278.22
Cash - Centennial Res 9200		218,879.43
Cash - Centennial S/A - 9219		854,530.51
Total Checking/Savings		1,206,688.16
Accounts Receivable		
Accounts Receivable		146,075.79
Total Accounts Receivable		146,075.79
Other Current Assets		
A/R Allowance		-40,000.00
Prepaid Insurance		345,041.53
Total Other Current Assets		305,041.53
Total Current Assets		1,657,805.48
TOTAL ASSETS		1,657,805.48
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		1,508,158.52
Operating Fund Bal		-312,010.03
Res		
Fund Balance	318,097.98	
Interest	16,214.11	
Total Res		334,312.09
Net Income		-357,536.42
Total Equity		1,172,924.16
TOTAL LIABILITIES & EQUITY		1,657,805.48

Whitehall Condominium
Profit & Loss Budget vs. Actual
January through March 2024

	Jan - Mar 24	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
QUARTERLY MAINTENANCE	741,120.00	741,075.00	45.00	100.0%
ESTOPPELS & QUESTS	500.00			
INTERVIEWS FEES	800.00			
LATE FEES	565.00			
INTEREST & LEGAL FEE REIMB	75.72			
MISC INCOME	2.00			
INTEREST INCOME	176.32			
INTEREST INCOME - S/A	4,945.82			
Total Income	748,184.86	741,075.00	7,109.86	101.0%
Gross Profit	748,184.86	741,075.00	7,109.86	101.0%
Expense				
ADMIN				
ACCOUNTING & AUDIT	11,555.00	8,748.00	2,807.00	132.1%
BANK FEES	1,166.50			
COUNTRY CLUB FEES	103,680.00	103,680.00	0.00	100.0%
FOOD & BEVERAGE CARDS	0.00	16,800.00	-16,800.00	0.0%
INSURANCE	212,761.89	240,000.00	-27,238.11	88.7%
LEGAL	15,089.16	7,002.00	8,087.16	215.5%
LICENSE & PERMITS	1,536.00	1,752.00	-216.00	87.7%
OFFICE & POSTAGE	6,319.49	2,502.00	3,817.49	252.6%
TELEPHONE	546.28	750.00	-203.72	72.8%
Total ADMIN	352,654.32	381,234.00	-28,579.68	92.5%
MAINT				
BUILDING MAINT	135,435.00	58,002.00	77,433.00	233.5%
LANDSCAPING & GROUNDS	0.00	4,998.00	-4,998.00	0.0%
MAINT SUPPLIES	1,685.40			
PLUMBING	3,332.00			
POOL REPAIRS	1,021.85			
SPRINKLERS	1,190.00	1,752.00	-562.00	67.9%
Total MAINT	142,664.25	64,752.00	77,912.25	220.3%
ServCon				
ELEVATOR PHONES	4,140.00	1,998.00	2,142.00	207.2%
ELEVATOR SERVICE	14,805.65	12,000.00	2,805.65	123.4%
FIRE SYSTEMS	1,284.00	4,998.00	-3,714.00	25.7%
JANITORIAL	46,704.00	42,498.00	4,206.00	109.9%
LAWN MAINT	17,834.50	12,498.00	5,336.50	142.7%
PEST CONTROL	2,710.01	2,502.00	208.01	108.3%
POOL SERVICE	3,060.00	1,998.00	1,062.00	153.2%
SECURITY CAMERAS	5,223.74	7,845.00	-2,621.26	66.6%
SECURITY ALARMS	0.00	1,251.00	-1,251.00	0.0%
Total ServCon	95,761.90	87,588.00	8,173.90	109.3%
UTIL				
CABLE TV	65,055.27	64,998.00	57.27	100.1%
ELECTRICITY	15,191.47	12,501.00	2,690.47	121.5%
TRASH REMOVAL	25,478.25	24,498.00	980.25	104.0%
WATER & SEWER	111,215.93	105,498.00	5,717.93	105.4%
Total UTIL	216,940.92	207,495.00	9,445.92	104.6%
S/A				
LOBBY DOORS	11,313.45			
ANNUNCIATORS	3,200.00			
Bank Fees S/A	30.00			
ELEVATOR PROJECT	225,711.44			
ELEV PROJECT - A/C & Electr	53,205.00			
GARAGE DOORS	4,240.00			
Total S/A	297,699.89			
Total Expense	1,105,721.28	741,069.00	364,652.28	149.2%
Net Ordinary Income	-357,536.42	6.00	-357,542.42	-5,958,940.3%
Net Income	-357,536.42	6.00	-357,542.42	-5,958,940.3%

Whitehall Condominium
Vendor Report
January through March 2024

Type	Date	Num	Memo	Split	Credit
1 TOUCH					
Check	01/12/2024	ach	Jan - March Monitoring	ELEVATOR PHONES	2,700.00
Check	02/08/2024	1571	1st Qtr Wireless	ELEVATOR PHONES	1,440.00
ACME SPRINKLERS					
Check	01/04/2024	1543	Inv # 5129, 12/30/23 Mainlin...	SPRINKLERS	595.00
Check	03/01/2024	1602	Inv # 5131, 1/6/24	SPRINKLERS	595.00
ALAN KORNBLUH					
Check	02/21/2024	1419	Postage	OFFICE & POSTAGE	272.00
Check	03/15/2024	1604	Office Supplies	OFFICE & POSTAGE	250.65
Check	03/25/2024	1606	Office Depot - Ink Cartridges	OFFICE & POSTAGE	92.43
ALL EXPRESS PLUMBING					
Check	02/04/2024	1569	Inv #3298 1-26, New pipe in-...	PLUMBING	842.00
Check	02/08/2024	1572	Inv #3300, In-ground leak re...	PLUMBING	1,690.00
Check	03/05/2024	1595	Inv # 3309, 2/23/24	PLUMBING	350.00
Check	03/21/2024	1620	Inv # 3306 $175; #3313 $275	PLUMBING	450.00
AMERITECH ROOFING CONTRACTOR					
Check	01/04/2024	1541	Bldg 1522 - Bal Due	BUILDING MAINT	11,000.00
Check	01/18/2024	1557	Bldg 1510 #106	BUILDING MAINT	16,000.00
Check	02/04/2024	1567	1510-206 $4,800; 1510-306 ...	BUILDING MAINT	9,600.00
Check	02/22/2024	1586	1506-101 $6,800; 1510-206 ...	BUILDING MAINT	11,600.00
Check	03/14/2024	1598	Bldg 1524, #105	BUILDING MAINT	4,800.00
Check	03/28/2024	1622	Bldg 1512 #202, Deposit	BUILDING MAINT	7,000.00
AQUA POOLS					
Check	01/18/2024	1554	Inv # 47751-$700, #47993-$...	POOL SERVICE	850.00
Check	01/18/2024	1555	Inv # 47374 11/29/23	POOL SERVICE	530.00
Check	02/08/2024	1575	Inv #48071, Feb service	POOL SERVICE	700.00
Check	03/05/2024	1596	Inv # 48410, March Service	POOL SERVICE	700.00
Check	03/18/2024	1618	Inv # 45851	POOL SERVICE	280.00
AQUACAL					
Check	03/01/2024	1590	Inv # WO0020619, Feb 8, C...	POOL REPAIRS	1,021.85
AT&T					
Check	01/16/2024	ach	Internet	TELEPHONE	182.04
Check	02/20/2024	ach	Internet	TELEPHONE	182.12
Check	03/22/2024	ach	Internet	TELEPHONE	182.12
B-COOL					
Check	01/03/2024	105	Elev Room A/C	ELEV PROJECT - A/C & ...	14,900.00
Check	01/05/2024	107	Elev Room A/C	ELEV PROJECT - A/C & ...	2,980.00
Check	01/08/2024	111	Elev Room A/C	ELEV PROJECT - A/C & ...	5,960.00
Check	01/17/2024	112	1524, 24 & 28 A/C Work	ELEV PROJECT - A/C & ...	8,940.00
Check	02/02/2024	115	Last 5 Elevators	ELEV PROJECT - A/C & ...	14,900.00
Check	03/14/2024	1614	Inv # 27380 1/18/24	ELEV PROJECT - A/C & ...	125.00
BARBARA VARONE					
Check	03/28/2024	1624	Towels - $74.88; Pres Wash ...	-SPLIT-	101.19
BLUESTREAM					
Check	01/18/2024	1553	Jan Cable	CABLE TV	21,685.09
Check	02/19/2024	1577	a/c 890054401, Feb Cable TV	CABLE TV	21,685.09
Check	03/28/2024	1623	A/C # 890054401, March Ca...	CABLE TV	21,685.09
BROWARD COUNTY SECURITY					
Check	02/19/2024	1580	Inv # 35330, Feb thru April	FIRE SYSTEMS	1,284.00
BROWNS BACKGROUND CHECK					
Check	02/08/2024	1574	Inv #28352, Jan searches	OFFICE & POSTAGE	225.00
Check	02/22/2024	1583	Inv # 28352, Jan Charges	OFFICE & POSTAGE	225.00
Check	03/18/2024	1617	Inv # 28606, Feb Searches	OFFICE & POSTAGE	100.00
CENTENNIAL BANK					
Check	01/31/2024	ach	Per Unit Lockbox Fees	BANK FEES	1,093.50
CITY MAINTENANCE					
Check	01/05/2024	1549	Inv #258601, Bulbs	MAINT SUPPLIES	1,463.12
Check	02/22/2024	1588	Inv #260908, 1/24/24, Bulbs	MAINT SUPPLIES	195.97
CITY OF SUNRISE					
Check	01/08/2024	1550	Service thru 12/12/23	WATER & SEWER	39,501.33
Check	02/04/2024	1566	Service thru 1-16-24	WATER & SEWER	35,321.05
Check	03/01/2024	1592	16 Invoices, Thru 2/9/24	WATER & SEWER	36,393.55
COASTAL WASTE RECYCLING					
Check	01/04/2024	1545	Cust # 16394, Jan Trash	TRASH REMOVAL	8,492.75
Check	02/08/2024	1576	Cust #16394, Feb service	TRASH REMOVAL	8,492.75
Check	03/01/2024	1591	Inv # WW0001175796, Marc...	TRASH REMOVAL	8,492.75
Compass Elevator					
Check	01/05/2024	108	Consulting Fees	ELEVATOR PROJECT	6,100.00
Check	01/05/2024	109	Consulting Fees	ELEVATOR PROJECT	3,411.44

Whitehall Condominium
Vendor Report
January through March 2024

Type	Date	Num	Memo	Split	Credit
DEPT OF BUS & PROF REG					
Check	01/19/2024	1561	PR1M001550-$1,440, xx155...	LICENSE & PERMITS	1,536.00
EXTRA MILE PEST CONTROL					
Check	01/04/2024	1542	Inv # 3003071, Service 12/1...	PEST CONTROL	741.67
Check	03/05/2024	1597	Inv # 3099362 1/15; #30891...	PEST CONTROL	1,483.34
Check	03/21/2024	1621	Inv # 3112684 3/6/24	PEST CONTROL	485.00
FIRST INSURANCE FUNDING					
Check	02/14/2024	ach	Ins Loan	INSURANCE	70,920.63
Check	03/14/2024	ach	Ins Loan	INSURANCE	70,920.63
FLORIDA CLEANEX					
Check	01/04/2024	1546	Inv # 34307, January Janitorial	JANITORIAL	15,568.00
Check	02/04/2024	1568	Feb Janitorial	JANITORIAL	15,568.00
Check	03/14/2024	1599	Inv # 34381, March Service	JANITORIAL	15,568.00
FLORIDA ENGINEERING LLC					
Check	03/18/2024	1616	Inv # 2406845, Reserve Stu...	LEGAL	10,575.00
FPL					
Check	01/08/2024	ach	19 Accts, thru 12/20/23	ELECTRICITY	4,941.12
Check	02/09/2024	ach	19 Accts Thru 1/10/24	ELECTRICITY	5,221.68
Check	03/11/2024	ach	Thru 2/21; 19 Accts	ELECTRICITY	5,028.67
GARY COHEN, LLC					
Check	01/23/2024	1562	Jan'23 Acctg Services	ACCOUNTING & AUDIT	2,200.00
Check	02/08/2024	1573	Nov-Jan Late Notices, Estop...	ACCOUNTING & AUDIT	2,455.00
Check	02/22/2024	1585	Feb Acctg Services	ACCOUNTING & AUDIT	2,200.00
Check	03/21/2024	1619	March Acctg Fee	ACCOUNTING & AUDIT	2,200.00
GLOBAL ELEVATOR					
Check	01/03/2024	106	Deposit	ELEVATOR PROJECT	200,000.00
GREEN GARDEN LANDSCAPE					
Check	01/05/2024	1548	Inv # 7796, January Landsca...	LAWN MAINT	3,987.50
Check	01/08/2024	1551	Inv # 7800, 1/4/24 Many Trees	LAWN MAINT	5,872.00
Check	02/09/2024	1418	Feb Service	LAWN MAINT	3,987.50
Check	03/01/2024	1594	Inv #7821, March Service	LAWN MAINT	3,987.50
HACKER & ROMANO, CPA					
Check	01/04/2024	1539	Retainer - 2023 Audit	ACCOUNTING & AUDIT	2,500.00
IMAGES ON GLASS					
Check	03/13/2024	118	Deposit - Etchings	LOBBY DOORS	10,000.00
KAYE BENDER					
Check	01/18/2024	1556	Inv # 79816, 11/2/23	LEGAL	180.00
LAW OFFICES OF DAVID M. BAUMAN					
Check	01/04/2024	1538	Retainer Agreement	LEGAL	3,500.00
Check	01/26/2024	1564	Inv# 202252625, 12/21/23	LEGAL	350.00
Check	03/14/2024	1613	Inv # 52632 $282.16; #5263...	LEGAL	484.16
LUXURY DOORS					
Check	01/17/2024	113		GARAGE DOORS	4,240.00
MAYRA SLONE					
Check	01/05/2024	1547	2 Weeks End 1/5/24	OFFICE & POSTAGE	300.00
Check	01/19/2024	1560	PE 1/19/24, 3 Days	OFFICE & POSTAGE	180.00
Check	02/19/2024	1578	Period End 2/16/24	OFFICE & POSTAGE	300.00
Check	02/19/2024	1582	Period End 2/2/24	OFFICE & POSTAGE	300.00
Check	03/01/2024	1589	Period End 3/1/24	OFFICE & POSTAGE	300.00
Check	03/14/2024	1615	Period End 3/15/24	OFFICE & POSTAGE	300.00
Check	03/29/2024	1628	Period End 3/29/24	OFFICE & POSTAGE	300.00
MICHAEL McLEISH					
Check	01/04/2024	1540	12/19/23 - Parking Lot Timer	BUILDING MAINT	175.00
Check	02/04/2024	1570	Inv #762617, Breaker / Wire ...	BUILDING MAINT	285.00
Check	02/19/2024	1581	Bldg 1506, 2/7/24	BUILDING MAINT	285.00
Check	02/22/2024	1584	2/14/24, Sensor Controller	BUILDING MAINT	290.00
MINUTEMAN PRESS					
Check	02/21/2024	1601	Deposit - Envelopes	OFFICE & POSTAGE	117.35
Check	03/07/2024	1603	Inv # 1689 Bal Due	OFFICE & POSTAGE	117.35
MY ELEVATOR PIT					
Check	03/13/2024	119	Elevator Pits	BUILDING MAINT	74,400.00
ON POINT FIRE & SECURITY					
Check	01/19/2024	1559	Inv # 3378, Firelite ES-50 Bo...	ANNUNCIATORS	3,200.00
PAT VARONE					
Check	03/01/2024	1420	Office Supplies	OFFICE & POSTAGE	395.46
Check	03/14/2024	122	Door Handles	LOBBY DOORS	1,313.45
Check	03/25/2024	1605	Stamps	OFFICE & POSTAGE	816.00
PINE ISLAND RIDGE COUNTRY CLUB					
Check	01/04/2024	1544	Jan'24 C-Club Fees	COUNTRY CLUB FEES	34,560.00

Whitehall Condominium
Vendor Report
January through March 2024

Type	Date	Num	Memo	Split	Credit
Check	02/04/2024	1565	Feb C-Club Fees	COUNTRY CLUB FEES	34,560.00
Check	03/01/2024	1593	March C-Club Fees	COUNTRY CLUB FEES	34,560.00
SMART COMMUNITIES					
Check	01/18/2024	1558	Inv # 5130 Website Master S...	OFFICE & POSTAGE	1,653.37
STONEMARK HOLDINGS INC.					
Check	01/18/2024	ach	Ins Loan	INSURANCE	70,920.63
TK ELEVATOR					
Check	02/19/2024	1579	Inv #3007586808, Dec-Feb ...	ELEVATOR SERVICE	12,529.48
Check	02/22/2024	1587	4 Invoices - 2023	ELEVATOR SERVICE	2,276.17
VP ELECTRIC					
Check	01/08/2024	110	Elev Room - Electical	ELEV PROJECT - A/C & ...	5,400.00
Check	01/29/2024	114	Bldgs 1514, 16, 18 & 20	ELEVATOR PROJECT	7,200.00
Check	02/07/2024	116	Bldgs 1524, 26	ELEVATOR PROJECT	3,600.00
Check	03/13/2024	120	1528, 30, 32	ELEVATOR PROJECT	5,400.00
WORTHINGTON SECURITY					
Check	01/08/2024	1552	Inv # S184.30, Jan Cameras	SECURITY CAMERAS	2,611.87
Check	03/14/2024	1600	Inv # S15993A, March Came...	SECURITY CAMERAS	2,611.87