WHITEHALL I CONDOMINUM OF PINE ISLAND RIDGE ASSOCIATION, INC

FINANCIAL STATEMENTS

For The Quarter Ended
June 30, 2023

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

Whitehall Condominium
Balance Sheet
As of June 30, 2023

		Jun 30, 23
ASSETS		
Current Assets		
Checking/Savings		
Cash - Centennial Op - 9386		164,122.91
Cash - Centennial Res 9200		338,378.51
Cash - Centennial S/A - 9219		5,050.32
Total Checking/Savings		507,551.74
Accounts Receivable		
Accounts Receivable		-187,518.92
Total Accounts Receivable		-187,518.92
Other Current Assets		
A/R Allowance		-40,000.00
Prepaid Insurance		345,041.53
Total Other Current Assets		305,041.53
Total Current Assets		625,074.35
TOTAL ASSETS		625,074.35
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	10,713.19	
Total Res		328,811.17
Net Income		-97,013.88
Total Equity		140,193.03
TOTAL LIABILITIES & EQUITY		625,074.35

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

	Jan - Jun 23	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
QUARTERLY MAINTENANCE	1,305,600.00	1,305,600.00	0.00	100.0%
ESTOPPELS & QUESTS	4,350.00			
INTERVIEWS FEES	3,025.00			
LATE FEES	1,150.00			
INTEREST & LEGAL FEE R...	3,442.77			
MISC INCOME	146.01			
INTEREST INCOME	346.41			
Total Income	1,318,060.19	1,305,600.00	12,460.19	101.0%
Gross Profit	1,318,060.19	1,305,600.00	12,460.19	101.0%
Expense				
ADMIN				
ACCOUNTING & AUDIT	21,050.00	17,500.00	3,550.00	120.3%
BAD DEBT EXPENSE	5,752.00			
BANK FEES	1,201.00			
COUNTRY CLUB FEES	207,360.00	207,360.00	0.00	100.0%
FOOD & BEVERAGE CA...	67,200.00	33,600.00	33,600.00	200.0%
INSURANCE	318,149.50	318,000.00	149.50	100.0%
LEGAL	7,559.19	14,000.00	-6,440.81	54.0%
LICENSE & PERMITS	6,240.82	3,500.00	2,740.82	178.3%
OFFICE & POSTAGE	3,304.88	3,000.00	304.88	110.2%
TELEPHONE	718.34	1,500.00	-781.66	47.9%
Total ADMIN	638,535.73	598,460.00	40,075.73	106.7%
MAINT				
BUILDING MAINT	105,110.01	116,000.00	-10,889.99	90.6%
LANDSCAPING & GROU...	29,195.00	10,000.00	19,195.00	292.0%
MAINT SUPPLIES	1,687.83			
PLUMBING	965.00			
POOL REPAIRS	2,569.43			
SPRINKLERS	2,890.00	3,500.00	-610.00	82.6%
Total MAINT	142,417.27	129,500.00	12,917.27	110.0%
ServCon				
ELEVATOR PHONES	4,996.70	4,200.00	796.70	119.0%
ELEVATOR SERVICE	24,448.88	24,000.00	448.88	101.9%
FIRE SYSTEMS	6,944.30	10,000.00	-3,055.70	69.4%
JANITORIAL	86,907.00	80,500.00	6,407.00	108.0%
LAWN MAINT	26,075.00	24,000.00	2,075.00	108.6%
PEST CONTROL	10,430.02	4,800.00	5,630.02	217.3%
POOL SERVICE	4,050.00	3,900.00	150.00	103.8%
SECURITY CAMERAS	18,283.09	15,690.00	2,593.09	116.5%
SECURITY ALARMS	0.00	2,550.00	-2,550.00	0.0%
Total ServCon	182,134.99	169,640.00	12,494.99	107.4%
UTIL				
CABLE TV	121,850.16	126,000.00	-4,149.84	96.7%
ELECTRICITY	26,832.24	24,000.00	2,832.24	111.8%
TRASH REMOVAL	46,847.08	48,000.00	-1,152.92	97.6%
WATER & SEWER	198,456.60	210,000.00	-11,543.40	94.5%
Total UTIL	393,986.08	408,000.00	-14,013.92	96.6%
S/A				
ANNUNCIATORS	58,000.00	0.00	58,000.00	100.0%
Total S/A	58,000.00	0.00	58,000.00	100.0%
Total Expense	1,415,074.07	1,305,600.00	109,474.07	108.4%
Net Ordinary Income	-97,013.88	0.00	-97,013.88	100.0%
Net Income	-97,013.88	0.00	-97,013.88	100.0%

Whitehall Condominium
Vendor Report
April through June 2023

Type	Date	Num	Memo	Split	Credit
AC DELUXE BUSINESS SYSTEMS					
Check	05/04/2023	ach	600 Cks	OFFICE & POSTAGE	409.47
ACME SPRINKLERS					
Check	06/02/2023	1331	5/31/23 Sprinkler Repair	SPRINKLERS	1,395.00
Check	06/14/2023	1344	Inv # 4986, 6/12/23, Installed...	SPRINKLERS	1,100.00
AJG Lock & Key					
Check	06/20/2023	1351	6/8/23	BUILDING MAINT	107.00
ALL EXPRESS PLUMBING					
Check	04/20/2023	1287	Inv # 3228 4/10/23	PLUMBING	450.00
AMERITECH ROOFING CONTRACTOR					
Check	04/01/2023	1272	Bldg 1504, Unit 204	BUILDING MAINT	4,800.00
Check	05/01/2023	1291	1514-203 - $5,800; 1506-202...	BUILDING MAINT	10,600.00
Check	05/08/2023	1302	4/21/23, 1504-105 - $7,800; ...	BUILDING MAINT	12,600.00
Check	05/25/2023	1323	May 20th, Bldg 1508, #306	BUILDING MAINT	5,800.00
Check	06/09/2023	1337	Bldg 1504, #206	BUILDING MAINT	4,600.00
Check	06/23/2023	1401	Bldg 1502, #102	BUILDING MAINT	6,800.00
AQUA POOLS					
Check	04/01/2023	1273	3/3/23 - Black Algae	POOL REPAIRS	180.00
Check	04/11/2023	1281	Inv # 44279 - April	POOL SERVICE	650.00
Check	05/08/2023	1303	May Service	POOL SERVICE	650.00
Check	06/14/2023	1343	Inv # 45129, June Service	POOL SERVICE	650.00
AQUACAL					
Check	05/08/2023	1305	Inv # 447685, Heat Pump Ca...	POOL REPAIRS	600.00
AT&T					
Check	04/18/2023	ach		TELEPHONE	175.96
Check	05/18/2023	ach		TELEPHONE	173.83
Check	06/16/2023	ach	Internet, Phone & Dispatch	TELEPHONE	349.80
B-COOL					
Check	05/02/2023	1300	Inv # 39014, 4/18/23, 12-204	BUILDING MAINT	2,400.00
Check	05/15/2023	1314	Inv # 39024; 5/4/23; 1520 W...	BUILDING MAINT	2,200.00
BLUESTREAM					
Check	04/20/2023	ach	April Service, a/c # 8900544...	CABLE TV	20,308.36
Check	05/08/2023	1301	May Service	CABLE TV	20,308.36
BROWARD COUNTY BOARD COMMISSIONERS					
Check	05/15/2023	1310	Elevator Certificate of Operat...	LICENSE & PERMITS	1,760.00
BROWARD COUNTY SECURITY					
Check	05/15/2023	1317	Inv # 34746; 4/13/23 Service	FIRE SYSTEMS	1,701.30
Check	06/14/2023	1342	Cust #1426, Quarterly May-J...	FIRE SYSTEMS	1,284.00
BROWARD ELECTRIC CAR					
Check	06/09/2023	1339	Inv # 99862, 6/1/23	BUILDING MAINT	621.63
Check	06/14/2023	1294	5/18/23, Multiple service items	BUILDING MAINT	1,999.78
BROWNS BACKGROUND CHECK					
Check	05/09/2023	1309	Inv # 25196-$50; #25738-$1...	OFFICE & POSTAGE	300.00
Check	06/09/2023	1338	9 Background Cks - May 2023	OFFICE & POSTAGE	225.00
CENTENNIAL BANK					
Check	04/28/2023	ach	Lockbox Fees	BANK FEES	9.00
CITY MAINTENANCE					
Check	06/01/2023	1327	Inv # 248583, 5/25/23, LED ...	MAINT SUPPLIES	195.97
CITY OF SUNRISE					
Check	04/01/2023	1271	Service Thru 3/10/23 - 16 Bills	WATER & SEWER	32,703.20
Check	05/01/2023	1289	16 Invoices, Due 5-8-23	WATER & SEWER	32,130.80
Check	06/01/2023	1326	Water thru 5/11/23 - 16 invoi...	WATER & SEWER	31,420.60
COASTAL WASTE RECYCLING					
Check	05/02/2023	1299	Inv # 543802 & 559429, Apr...	TRASH REMOVAL	15,736.04
Check	06/14/2023	1341	Inv # 1015842, June Service	TRASH REMOVAL	7,868.02
emedco					
Check	06/14/2023	1346	Inv # 9353381542, Anti-Slip ...	BUILDING MAINT	430.52
Check	06/23/2023	1353		BUILDING MAINT	267.08
EXTRA MILE PEST CONTROL					
Check	05/15/2023	1316	Mar 20 - $741.67; Apr 17 - $...	PEST CONTROL	1,483.34
Check	06/01/2023	1329	Inv # 2693268, 5/10/23 Term...	PEST CONTROL	5,980.00
Check	06/23/2023	1352		PEST CONTROL	741.67
FLORIDA CLEANEX					
Check	04/11/2023	1282	Inv # 33860 - April w / Increa...	JANITORIAL	15,568.00
Check	05/15/2023	1313	Inv # 33905, May	JANITORIAL	15,568.00
Check	06/09/2023	1335	June Service	JANITORIAL	15,568.00
FLORIDA DEPARTMENT OF HEALTH- BROWARD					
Check	06/01/2023	1328	Pools: 06-60-04192 - $325; ...	LICENSE & PERMITS	500.00
FPL					

Whitehall Condominium
Vendor Report
April through June 2023

Type	Date	Num	Memo	Split	Credit
Check	04/11/2023	ach	19 Invoices	ELECTRICITY	4,438.49
Check	05/17/2023	ach	FP&L (19)	ELECTRICITY	4,838.25
Check	06/16/2023	ach	FP&L (18)	ELECTRICITY	3,394.27
GARY COHEN, LLC					
Check	04/20/2023	1286	April Service	ACCOUNTING & AUDIT	2,200.00
Check	05/02/2023	1298	Late Notices, Estoppels & Q'...	ACCOUNTING & AUDIT	2,050.00
Check	05/19/2023	1321	May Acctg Service	ACCOUNTING & AUDIT	2,200.00
Check	06/20/2023	1349	June Service	ACCOUNTING & AUDIT	2,200.00
GREEN GARDEN LANDSCAPE					
Check	04/06/2023	1275	April Service	LAWN MAINT	3,987.50
Check	05/01/2023	1285	Clean-up 4/24	LAWN MAINT	950.00
Check	05/08/2023	1304	May Service	LAWN MAINT	3,987.50
Check	06/09/2023	1336	June Landscape Service	LAWN MAINT	3,987.50
KAYE BENDER					
Check	04/18/2023	1283	Inv # 75377	LEGAL	1,062.50
Check	05/15/2023	1312	Inv # 75924, April	LEGAL	1,380.00
KINGS III					
Check	05/08/2023	1306	April & May, $758.59 x 2	ELEVATOR PHONES	1,517.18
LANDSCAPING SOLUTION TREE SERVICE					
Check	04/28/2023	1293	Deposit - tree service	LANDSCAPING & GROU...	5,000.00
Check	05/08/2023	1307	2nd Payment of 3	LANDSCAPING & GROU...	4,500.00
Check	06/20/2023	1350	Balance Due on Tree Service	LANDSCAPING & GROU...	3,600.00
LAW OFFICES OF DAVID M. BAUMAN					
Check	05/01/2023	1297	Inv # 202252538, 12/20/22	LEGAL	1,376.78
MAYRA SLONE					
Check	06/23/2023	1354	Period End 6-23-23	OFFICE & POSTAGE	300.00
MICHAEL McLEISH					
Check	05/15/2023	1318	Inv # 063329; Meter Room N...	BUILDING MAINT	175.00
ON POINT FIRE & SECURITY					
Check	05/09/2023	1308	Annunciators - 25% Down	ANNUNCIATORS	29,000.00
Check	05/25/2023	1322	Fire Alarms -2nd 25%	ANNUNCIATORS	29,000.00
PAT VARONE					
Check	04/06/2023	1276	Your ExitLightCo.com	BUILDING MAINT	513.60
Check	05/15/2023	1315	Annual Report; Fla Dept of R...	LICENSE & PERMITS	61.25
PINE ISLAND RIDGE COUNTRY CLUB					
Check	04/06/2023	1274	April CC Fees	COUNTRY CLUB FEES	34,560.00
Check	05/01/2023	1296	May C-Club Fees	COUNTRY CLUB FEES	34,560.00
Check	06/01/2023	1325	June CC Fees	COUNTRY CLUB FEES	34,560.00
REGAL PAINT CENTERS					
Check	05/25/2023	1324	5/2/23, Inv # 4963	MAINT SUPPLIES	94.03
SPECIALTY PROPERTY APPRAISALS					
Check	06/02/2023	1332	Inv # 212253, Appraisal 5/31...	INSURANCE	850.00
STONEMARK HOLDINGS INC.					
Check	04/14/2023	ach	Ins Loan	INSURANCE	52,883.25
Check	05/12/2023	ach	Ins Loan	INSURANCE	52,883.25
Check	06/13/2023	ach	Ins Loan	INSURANCE	52,883.25
THE LAWN ENFORCER					
Check	06/16/2023	1400	Inv # 053023, Landscaping ...	LANDSCAPING & GROU...	2,400.00
THYSSEN KRUPP					
Check	05/01/2023	1290	Service 3/1/23 to 5/31/23	ELEVATOR SERVICE	11,547.88
TK ELEVATOR					
Check	06/01/2023	1330	Inv # 6000635705, 3/6/23, El...	ELEVATOR SERVICE	1,353.12
Check	06/09/2023	1334	Inv # 3007267172, Service: ...	ELEVATOR SERVICE	11,547.88
WORTHINGTON SECURITY					
Check	04/18/2023	1284	Inv # S17064	SECURITY CAMERAS	2,611.87
Check	05/01/2023	1295	Inv # S16862 & S17200, Fe...	SECURITY CAMERAS	5,223.74
Check	05/15/2023	1311	Inv # S17200; 5/1/23	SECURITY CAMERAS	2,611.87
Check	06/02/2023	1333	Inv # S17335, June'23	SECURITY CAMERAS	2,611.87