WHITEHALL I CONDOMINUM OF PINE ISLAND RIDGE ASSOCIATION, INC

FINANCIAL STATEMENTS

For The Quarter Ended
September 30, 2023

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Whitehall Condominium
Balance Sheet
As of September 30, 2023

	Sep 30, 23	
ASSETS		
Current Assets		
Checking/Savings		
Cash - Centennial Op - 9386		83,424.33
Cash - Centennial Res 9200		340,883.10
Cash - Centennial S/A - 9219		80,608.47
Total Checking/Savings		504,915.90
Accounts Receivable		
Accounts Receivable		-241,880.08
Total Accounts Receivable		-241,880.08
Other Current Assets		
A/R Allowance		-40,000.00
Prepaid Insurance		345,041.53
Total Other Current Assets		305,041.53
Total Current Assets		568,077.35
TOTAL ASSETS		568,077.35
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	13,217.78	
Total Res		331,315.76
Net Income		-156,515.47
Total Equity		83,196.03
TOTAL LIABILITIES & EQUITY		568,077.35

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

	Jan - Sep 23	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
QUARTERLY MAINTENANCE	1,958,400.00	1,958,400.00	0.00	100.0%
ESTOPPELS & QUESTS	6,175.00			
INTERVIEWS FEES	5,550.00			
LATE FEES	1,750.00			
INTEREST & LEGAL FEE REI...	3,442.77			
MISC INCOME	201.91			
INTEREST INCOME	572.36			
Total Income	1,976,092.04	1,958,400.00	17,692.04	100.9%
Gross Profit	1,976,092.04	1,958,400.00	17,692.04	100.9%
Expense				
ADMIN				
ACCOUNTING & AUDIT	30,090.00	26,250.00	3,840.00	114.6%
BAD DEBT EXPENSE	5,752.00			
BANK FEES	1,234.50			
COUNTRY CLUB FEES	311,040.00	311,040.00	0.00	100.0%
FOOD & BEVERAGE CAR...	67,200.00	50,400.00	16,800.00	133.3%
INSURANCE	504,428.83	477,000.00	27,428.83	105.8%
LEGAL	9,596.67	21,000.00	-11,403.33	45.7%
LICENSE & PERMITS	6,478.63	5,250.00	1,228.63	123.4%
OFFICE & POSTAGE	5,834.88	4,500.00	1,334.88	129.7%
TELEPHONE	1,255.07	2,250.00	-994.93	55.8%
Total ADMIN	942,910.58	897,690.00	45,220.58	105.0%
MAINT				
BUILDING MAINT	187,497.51	174,000.00	13,497.51	107.8%
LANDSCAPING & GROUN...	31,395.00	15,000.00	16,395.00	209.3%
MAINT SUPPLIES	2,758.73			
PLUMBING	2,455.00			
POOL REPAIRS	5,302.83			
SPRINKLERS	2,890.00	5,250.00	-2,360.00	55.0%
TREE TRIMMING	7,500.00			
Total MAINT	239,799.07	194,250.00	45,549.07	123.4%
ServCon				
ELEVATOR PHONES	9,250.90	6,300.00	2,950.90	146.8%
ELEVATOR SERVICE	35,996.76	36,000.00	-3.24	100.0%
FIRE SYSTEMS	8,228.30	15,000.00	-6,771.70	54.9%
JANITORIAL	133,611.00	120,750.00	12,861.00	110.7%
LAWN MAINT	47,637.10	36,000.00	11,637.10	132.3%
PEST CONTROL	13,396.70	7,200.00	6,196.70	186.1%
POOL SERVICE	6,252.00	5,850.00	402.00	106.9%
SECURITY CAMERAS	23,506.83	23,535.00	-28.17	99.9%
SECURITY ALARMS	0.00	3,825.00	-3,825.00	0.0%
Total ServCon	277,879.59	254,460.00	23,419.59	109.2%
UTIL				
CABLE TV	185,708.70	189,000.00	-3,291.30	98.3%
ELECTRICITY	41,034.08	36,000.00	5,034.08	114.0%
TRASH REMOVAL	62,876.27	72,000.00	-9,123.73	87.3%
WATER & SEWER	297,659.22	315,000.00	-17,340.78	94.5%
Total UTIL	587,278.27	612,000.00	-24,721.73	96.0%
S/A				
ANNUNCIATORS	58,000.00	0.00	58,000.00	100.0%
ELEVATOR PROJECT	1,140.00			
GARAGE DOORS	25,600.00			
Total S/A	84,740.00	0.00	84,740.00	100.0%
Total Expense	2,132,607.51	1,958,400.00	174,207.51	108.9%
Net Ordinary Income	-156,515.47	0.00	-156,515.47	100.0%
Net Income	-156,515.47	0.00	-156,515.47	100.0%

Whitehall Condominium
Vendor Report
July through September 2023

Type	Date	Num	Memo	Split	Credit
1 TOUCH					
Check	09/13/2023	1448	Inv #14792, Wireless Sim + ...	ELEVATOR PHONES	2,560.00
ALL EXPRESS PLUMBING					
Check	07/12/2023	1364	Inv # 342, 7-6-23 Water Line	PLUMBING	275.00
Check	07/18/2023	1376	Inv # 3251, 7-11-23	PLUMBING	275.00
Check	08/15/2023	1424	Inv #3270, New hose bib	PLUMBING	165.00
Check	08/27/2023	1434	Inv #3260, Water Break in-gr...	PLUMBING	775.00
AMERITECH ROOFING CONTRACTOR					
Check	07/17/2023	1372	1502 #102 - $4,800, 1504 #1...	BUILDING MAINT	10,800.00
Check	07/25/2023	1390	Bldg 1506-201 $1,200; Bldg ...	BUILDING MAINT	8,000.00
Check	08/03/2023	1403		BUILDING MAINT	4,800.00
Check	08/03/2023	1404		BUILDING MAINT	4,800.00
Check	08/03/2023	1405		BUILDING MAINT	15,000.00
Check	08/27/2023	1433	1524-203 $4,800; 1530-106 ...	BUILDING MAINT	19,600.00
Check	09/08/2023	1445	Bldg 1504 -101 - 50%	BUILDING MAINT	14,800.00
Check	09/08/2023	1446	Bldg 1528-203 Crack Repair	BUILDING MAINT	1,800.00
AQUA POOLS					
Check	07/12/2023	1369	Inv #44145 - $60, Inv # 4581...	POOL REPAIRS	130.00
Check	08/07/2023	1395	Inv # 45922, Aug service	POOL SERVICE	650.00
Check	09/01/2023	1438	Inv #46223 - $312; #45868 - ...	POOL SERVICE	662.00
Check	09/14/2023	1453	Inv # 46341-$650; #45844-$...	POOL SERVICE	890.00
AT&T					
Check	07/18/2023	ach	Charges June 26 - July 25	TELEPHONE	178.83
Check	08/17/2023	ach	Phone & Internet	TELEPHONE	178.95
Check	09/15/2023	ach	Phone & Internet	TELEPHONE	178.95
B-COOL					
Check	07/21/2023	1383	Inv # 39073, Bldg 1520-101, ...	BUILDING MAINT	1,900.00
BLUESTREAM					
Check	07/11/2023	1361	a/c # 890054401, June & Jul...	CABLE TV	41,993.45
Check	08/11/2023	1423	a/c # 890054401, Aug Service	CABLE TV	21,865.09
BROWARD COUNTY SECURITY					
Check	08/07/2023	1399	Inv # 034976, August Fire Al...	FIRE SYSTEMS	1,284.00
BROWNS BACKGROUND CHECK					
Check	07/12/2023	1365	Inv #26565, June Profiles	OFFICE & POSTAGE	125.00
Check	08/07/2023	1394	Inv # 26822, July searches (5)	OFFICE & POSTAGE	125.00
Check	09/13/2023	1450	Inv # 27077, Aug searches	OFFICE & POSTAGE	300.00
CENTENNIAL BANK					
Check	09/05/2023	ach	Per Unit Bank Fee	BANK FEES	3.50
CITY OF SUNRISE					
Check	07/06/2023	1356	Service trhu 6-13-23, 16 invo...	WATER & SEWER	33,667.80
Check	08/07/2023	1397	Thru 7/12/23, Due 8/7/23 - 1...	WATER & SEWER	33,254.29
Check	09/07/2023	1439	Service thru 8/10/23 (16 bills)	WATER & SEWER	32,280.53
COASTAL WASTE RECYCLING					
Check	07/06/2023	1358	Inv # WW0001032665, July ...	TRASH REMOVAL	7,868.02
Check	09/07/2023	1441	Cust # 16394, Sept Service	TRASH REMOVAL	8,161.17
Compass Elevator					
Check	08/15/2023	1426	Inv #22-1997-03, Bid assista...	ELEVATOR PROJECT	1,140.00
EXTRA MILE PEST CONTROL					
Check	07/12/2023	1367	Inv #2751338, Service on 6-...	PEST CONTROL	741.67
Check	07/25/2023	1388	Inv # 2786207, Service on 7/...	PEST CONTROL	741.67
Check	09/07/2023	1443	Inv # 2835490, 8-21-23	PEST CONTROL	741.67
Check	09/29/2023	1457	Inv # 2876118, Sept 18	PEST CONTROL	741.67
FARINAS GARAGE DOOR					
Check	09/11/2023	1402	50% Deposit	GARAGE DOORS	12,800.00
Check	09/25/2023	1406	2nd Pmt - Bal Due	GARAGE DOORS	10,000.00
Check	09/28/2023	1407	Final Payment	GARAGE DOORS	2,800.00
FIRST INSURANCE FUNDING					
Check	08/15/2023	ach	Ins Loan	INSURANCE	57,679.35
Check	09/13/2023	ach	Ins Loan	INSURANCE	70,920.63
FLORIDA CLEANEX					
Check	07/18/2023	1378	July Service - Replace ck 1362	JANITORIAL	15,568.00
Check	08/17/2023	1429	Inv #34056, Aug Janitorial	JANITORIAL	15,568.00
Check	09/07/2023	1440	Inv # 34108, Sept Service	JANITORIAL	15,568.00
FLORIDA DEPARTMENT OF HEALTH- BROWARD					
Check	07/18/2023	1377	Permits 06-60-04191 - $50, ...	LICENSE & PERMITS	100.00
FPL					
Check	07/06/2023	ACH	Service thru 6-21-23, (19)	ELECTRICITY	4,284.85
Check	07/18/2023	ach	Street Lights	ELECTRICITY	934.84
Check	08/03/2023	ach	Thru 7/21/23; 19 Invoices	ELECTRICITY	4,464.19

Whitehall Condominium
Vendor Report
July through September 2023

Type	Date	Num	Memo	Split	Credit
Check	09/12/2023	ach	19 Accts	ELECTRICITY	4,517.96
GARY COHEN, LLC					
Check	07/21/2023	1382	July Acctg Fees	ACCOUNTING & AUDIT	2,200.00
Check	08/11/2023	1422	May - July: Estoppels, Q's &...	ACCOUNTING & AUDIT	2,440.00
Check	08/22/2023	1432	August Acctg Service	ACCOUNTING & AUDIT	2,200.00
Check	09/20/2023	1455	Sept Acctg Fees	ACCOUNTING & AUDIT	2,200.00
GREEN GARDEN LANDSCAPE					
Check	07/06/2023	1359	Inv #7694, July Service	LAWN MAINT	3,987.60
Check	07/25/2023	1389	Inv # 7706, Remove bushes ...	LAWN MAINT	1,800.00
Check	08/07/2023	1398	Inv # 7712, August service	LAWN MAINT	3,987.50
Check	09/07/2023	1444	Inv #7728 / 7729; Sept Serv ...	LAWN MAINT	4,487.00
Check	09/14/2023	1451	50% Deposit - Remove 6 Tre...	TREE TRIMMING	7,500.00
Check	09/29/2023	1458	Inv # 7741, Remove 6 Trees,...	LAWN MAINT	7,300.00
IN THE SWIM					
Check	07/17/2023	1370	Inv date 6-27-23	POOL REPAIRS	213.40
KAYE BENDER					
Check	07/12/2023	1366	Inv #76989, June 5-6	LEGAL	545.00
Check	08/15/2023	1425	Inv #77519, July	LEGAL	510.00
Check	09/14/2023	1452	Inv # 78064, Aug Legal	LEGAL	982.48
KINGS III					
Check	07/06/2023	1357	Inv # 2447511, June Elev Ph...	ELEVATOR PHONES	758.59
Check	07/12/2023	1368	July Elevator Phone Service	ELEVATOR PHONES	758.59
Check	08/04/2023	1393	Inv # 2493153 - Final	ELEVATOR PHONES	177.02
LANDSCAPING SOLUTION TREE SERVICE					
Check	08/11/2023	1421	Tree Trimming / Pruning	LANDSCAPING & GROU...	2,200.00
MAYRA SLONE					
Check	07/11/2023	1363	2 Weeks Ended 7-7-23	OFFICE & POSTAGE	300.00
Check	07/21/2023	1384	2 Weeks End 7/21/23	OFFICE & POSTAGE	300.00
Check	08/04/2023	1391	2 Weeks Ended 8/4/23	OFFICE & POSTAGE	300.00
Check	08/17/2023	1427	2 Weeks End 8/17/23	OFFICE & POSTAGE	300.00
Check	09/01/2023	1436	Period Ended 9-1-23	OFFICE & POSTAGE	180.00
Check	09/15/2023	1454	Period Ended 9/15/23	OFFICE & POSTAGE	300.00
Check	09/29/2023	1459	Period Ended 9/29/23	OFFICE & POSTAGE	300.00
MY ELEVATOR PIT					
Check	08/27/2023	1435	Inv # 1457, Complete Elevat...	BUILDING MAINT	887.50
PAT VARONE					
Check	08/07/2023	1396	Pool Permit, Broward.org	LICENSE & PERMITS	112.81
PINE ISLAND RIDGE COUNTRY CLUB					
Check	07/06/2023	1355	June CC Fees	COUNTRY CLUB FEES	34,560.00
Check	08/04/2023	1392	Aug C-Club Fees	COUNTRY CLUB FEES	34,560.00
Check	09/01/2023	1437	Sept C-Club Fees	COUNTRY CLUB FEES	34,560.00
RED RHINO					
Check	07/17/2023	1371	Inv # 329628, 6/30/23 Pool L...	POOL REPAIRS	795.00
Check	09/08/2023	1447	Inv # 33358, Pool Leaks	POOL REPAIRS	1,595.00
REGAL PAINT CENTERS					
Check	07/06/2023	1360	Inv #829-$378.72, Inv #843-...	MAINT SUPPLIES	776.70
Check	08/22/2023	1431	Inv # 983, 8/14/23 White Acr...	MAINT SUPPLIES	294.20
STONEMARK HOLDINGS INC.					
Check	07/14/2023	ach		INSURANCE	57,679.35
THYSSEN KRUPP					
Check	09/07/2023	1442	Quarterly Service: Sept-Nov	ELEVATOR SERVICE	11,547.88
TOWN OF DAVIE					
Check	09/20/2023	1456	Inv # 162726, Alarm Permit	LICENSE & PERMITS	25.00
WORTHINGTON SECURITY					
Check	08/17/2023	1428	Inv # S17679, Aug Cameras	SECURITY CAMERAS	2,611.87
Check	09/13/2023	1449	Inv #S17839, Sept Cameras	SECURITY CAMERAS	2,611.87