WHITEHALL I CONDOMINUM OF PINE ISLAND RIDGE ASSOCIATION, INC

FINANCIAL STATEMENTS

For The Quarter Ended
December 31, 2023

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Whitehall Condominium
Balance Sheet
As of December 31, 2023

		Dec 31, 23
ASSETS		
Current Assets		
Checking/Savings		
Cash - Centennial Op - 9386		26,982.43
Cash - Centennial Res 9200		217,524.53
Cash - Centennial S/A - 9219		611,285.92
Total Checking/Savings		855,792.88
Accounts Receivable		
Accounts Receivable		853,152.59
Total Accounts Receivable		853,152.59
Other Current Assets		
A/R Allowance		-40,000.00
Prepaid Insurance		345,041.53
Total Other Current Assets		305,041.53
Total Current Assets		2,013,987.00
TOTAL ASSETS		2,013,987.00
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	14,859.21	
Total Res		332,957.19
Net Income		1,287,752.75
Total Equity		1,529,105.68
TOTAL LIABILITIES & EQUITY		2,013,987.00

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

	Jan - Dec 23	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
QUARTERLY MAINTENANCE	2,611,200.00	2,611,200.00	0.00	100.0%
2022 SPECIAL ASSMT	2,076,672.00			
ESTOPPELS & QUESTS	6,925.00			
INTERVIEWS FEES	7,200.00			
LATE FEES	3,630.00			
INTEREST & LEGAL FEE R...	3,442.77			
MISC INCOME	325.90			
INTEREST INCOME	3,827.33			
Total Income	4,713,223.00	2,611,200.00	2,102,023.00	180.5%
Gross Profit	4,713,223.00	2,611,200.00	2,102,023.00	180.5%
Expense				
ADMIN				
ACCOUNTING & AUDIT	40,925.00	35,000.00	5,925.00	116.9%
BAD DEBT EXPENSE	5,752.00			
BANK FEES	1,311.50			
COMPUTER & INTERNET	1,150.00			
COUNTRY CLUB FEES	414,720.00	414,720.00	0.00	100.0%
FOOD & BEVERAGE CA...	134,400.00	67,200.00	67,200.00	200.0%
INSURANCE	717,190.72	636,000.00	81,190.72	112.8%
LEGAL	14,161.96	28,000.00	-13,838.04	50.6%
LICENSE & PERMITS	6,478.63	7,000.00	-521.37	92.6%
OFFICE & POSTAGE	9,552.99	6,000.00	3,552.99	159.2%
TELEPHONE	1,798.10	3,000.00	-1,201.90	59.9%
Total ADMIN	1,347,440.90	1,196,920.00	150,520.90	112.6%
MAINT				
BUILDING MAINT	235,158.23	232,000.00	3,158.23	101.4%
LANDSCAPING & GROU...	31,395.00	20,000.00	11,395.00	157.0%
MAINT SUPPLIES	3,763.34			
PLUMBING	3,055.00			
POOL REPAIRS	5,302.83			
SPRINKLERS	3,586.21	7,000.00	-3,413.79	51.2%
TREE TRIMMING	7,500.00			
Total MAINT	289,760.61	259,000.00	30,760.61	111.9%
ServCon				
ELEVATOR PHONES	11,090.90	8,400.00	2,690.90	132.0%
ELEVATOR SERVICE	239,010.76	48,000.00	191,010.76	497.9%
FIRE SYSTEMS	10,860.56	20,000.00	-9,139.44	54.3%
JANITORIAL	180,315.00	161,000.00	19,315.00	112.0%
LAWN MAINT	59,599.60	48,000.00	11,599.60	124.2%
PEST CONTROL	16,095.04	9,600.00	6,495.04	167.7%
POOL SERVICE	9,126.00	7,800.00	1,326.00	117.0%
SECURITY CAMERAS	31,342.44	31,380.00	-37.56	99.9%
SECURITY ALARMS	0.00	5,100.00	-5,100.00	0.0%
Total ServCon	557,440.30	339,280.00	218,160.30	164.3%
UTIL				
CABLE TV	272,269.06	252,000.00	20,269.06	108.0%
ELECTRICITY	54,718.28	92,000.00	-37,281.72	59.5%
TRASH REMOVAL	96,515.69	96,000.00	515.69	100.5%
WATER & SEWER	402,897.41	420,000.00	-17,102.59	95.9%
Total UTIL	826,400.44	860,000.00	-33,599.56	96.1%
S/A				
ANNUNCIATORS	58,000.00	0.00	58,000.00	100.0%
ELEVATOR PROJECT	206,540.00			
GARAGE DOORS	139,888.00			
Total S/A	404,428.00	0.00	404,428.00	100.0%

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

	Jan - Dec 23	Budget	$ Over Budget	% of Budget
Total Expense	3,425,470.25	2,655,200.00	770,270.25	129.0%
Net Ordinary Income	1,287,752.75	-44,000.00	1,331,752.75	-2,926.7%
Net Income	1,287,752.75	-44,000.00	1,331,752.75	-2,926.7%

Whitehall Condominium
Vendor Report
October through December 2023

Type	Date	Num	Memo	Split	Credit
1 TOUCH					
Check	10/05/2023	1468	Inv #14793, Oct-Dec Elev Ph...	ELEVATOR PHONES	1,440.00
Check	11/27/2023	1516	Inv # 14854, Service Call - ...	ELEVATOR PHONES	400.00
ACME SPRINKLERS					
Check	11/27/2023	1514	Inv # 5109	SPRINKLERS	696.21
ALAN KORNBLUH					
Check	11/20/2023	1412	Office Supplies	OFFICE & POSTAGE	372.60
Check	11/20/2023	1413	Stamps	OFFICE & POSTAGE	132.00
ALL EXPRESS PLUMBING					
Check	10/25/2023	1486	Inv # 3290 - $350, Inv # 328...	PLUMBING	600.00
ALL OUT FIRE & SAFETY EQUIPTMENT INC.					
Check	12/11/2023	1530	Inv # 2617, 11-30-23	FIRE SYSTEMS	1,348.26
AMERITECH ROOFING CONTRACTOR					
Check	10/10/2023	1472	1526-102 $18,900; 1528-103...	BUILDING MAINT	26,500.00
Check	11/10/2023	1507	Bldg 1512-102 $2,850 Bal D...	BUILDING MAINT	7,650.00
Check	12/01/2023	1521	Bldg 1522 Roofing Deposit	BUILDING MAINT	10,000.00
AQUA POOLS					
Check	10/05/2023	1462	Inv #46709, Oct Pool Service	POOL SERVICE	650.00
Check	10/19/2023	1480	#45516-$650, #46270-$534, ...	POOL SERVICE	1,574.00
Check	11/18/2023	1509	Inv # 47132, Nov Pool Serv	POOL SERVICE	650.00
AT&T					
Check	10/16/2023	ach	Internet & Phone	TELEPHONE	178.95
Check	11/16/2023	ach	Internet & Phone	TELEPHONE	182.04
Check	12/19/2023	ACH	Internet & Phone	TELEPHONE	182.04
BLUESTREAM					
Check	10/19/2023	1478	Sep & Oct Cable TV	CABLE TV	43,190.18
Check	11/18/2023	1510	a/c # 890054401, Nov Cable...	CABLE TV	21,685.09
Check	12/21/2023	1534	Dec Cable TV, a/c #8900544...	CABLE TV	21,685.09
BROWARD COUNTY SECURITY					
Check	11/03/2023	1498	Nov-Jan Fire Sys Maint	FIRE SYSTEMS	1,284.00
BROWARD ELECTRIC CAR					
Check	11/27/2023	1515	Inv #38335, 11/21/23	BUILDING MAINT	760.72
BROWNS BACKGROUND CHECK					
Check	10/13/2023	1476	Inv #27339, Sept Profiles	OFFICE & POSTAGE	200.00
Check	11/09/2023	1503	Inv # 27604, Oct background...	OFFICE & POSTAGE	265.00
Check	12/21/2023	1536	Inv # 27869, Nov Searches	OFFICE & POSTAGE	275.00
CITY OF SUNRISE					
Check	10/05/2023	1463	16 Invoices, Service thru 9/1...	WATER & SEWER	38,295.40
Check	11/09/2023	1501	Water (16) Thru 10-11-23	WATER & SEWER	32,694.25
Check	12/07/2023	1526	Service thru 11/8/23, 16 invo...	WATER & SEWER	34,248.54
COASTAL WASTE RECYCLING					
Check	10/05/2023	1461	Inv #1084004, Oct Trash	TRASH REMOVAL	8,492.75
Check	11/01/2023	1491	Nov Trash, Inv #1099395	TRASH REMOVAL	8,492.75
Check	11/09/2023	1499	Inv # WW0001057604, Aug ...	TRASH REMOVAL	8,161.17
Check	12/07/2023	1527	Dec Service, Cust # 16394	TRASH REMOVAL	8,492.75
EDEN REALTY LLC					
Check	10/25/2023	1484	Unit 3404 Overpayment	Accounts Receivable	1,700.00
EDGE DEVELOPMENT					
Check	10/05/2023	1465	Inv #B09252023, Printer Con...	COMPUTER & INTERNET	80.00
Check	11/01/2023	1411	New File Server	COMPUTER & INTERNET	1,070.00
EXTRA MILE PEST CONTROL					
Check	10/10/2023	1474	Inv #2884093, 9/25/23	PEST CONTROL	195.00
Check	10/30/2023	1488	Inv # 2918759; Inv #292256...	PEST CONTROL	1,086.67
Check	11/03/2023	1497	inv # 2928841	PEST CONTROL	325.00
Check	12/11/2023	1531	Inv #2890547, $350 & #2963...	PEST CONTROL	1,091.67
FIRST INSURANCE FUNDING					
Check	10/16/2023	ach	Ins Loan	INSURANCE	70,920.63
Check	11/18/2023	ach	Ins Loan	INSURANCE	70,920.63
Check	12/14/2023	ach	Ins Loan	INSURANCE	70,920.63
FLORIDA CLEANEX					
Check	10/10/2023	1473	Inv #34173 - Oct Janitorial	JANITORIAL	15,568.00
Check	11/09/2023	1502	Inv # 34214, Nov Service	JANITORIAL	15,568.00
Check	12/07/2023	1525	Dec Service	JANITORIAL	15,568.00
FPL					
Check	10/12/2023	ach	19 Accts, thru 9-21-23	ELECTRICITY	4,349.22
Check	11/15/2023	ach	19 Accts - Thru 10/23/23	ELECTRICITY	4,688.73
Check	12/13/2023	ach	19 Accts, thru 11/20	ELECTRICITY	4,646.25
FRANK ZAGARI					
Check	11/10/2023	1506	Office Depot Mailing	OFFICE & POSTAGE	188.32

Whitehall Condominium
Vendor Report
October through December 2023

Type	Date	Num	Memo	Split	Credit
GARY COHEN, LLC					
Check	10/23/2023	1482	Oct Acctg Fees	ACCOUNTING & AUDIT	2,200.00
Check	11/09/2023	1500	Aug-Oct, Late notices, estop...	ACCOUNTING & AUDIT	1,735.00
Check	11/20/2023	1512	November Acctg	ACCOUNTING & AUDIT	2,200.00
Check	12/21/2023	1533	Dec Acctg Services	ACCOUNTING & AUDIT	2,200.00
GLOBAL ELEVATOR					
Check	10/17/2023	101	Deposit	ELEVATOR PROJECT	200,000.00
Check	11/01/2023	1495	50% down, 3 new fans	ELEVATOR SERVICE	2,000.00
Check	11/21/2023	103	2nd Deposit	ELEVATOR SERVICE	200,000.00
GREEN GARDEN LANDSCAPE					
Check	10/13/2023	1475	Inv #7744, Oct Lawn	LAWN MAINT	3,987.50
Check	11/01/2023	1490	Nov Landscape	LAWN MAINT	3,987.50
Check	12/07/2023	1524	Inv # 7776, Dec Landscape	LAWN MAINT	3,987.50
HACKER & ROMANO, CPA					
Check	11/01/2023	1492	2022 Audit Bal Due	ACCOUNTING & AUDIT	2,500.00
JLR SERVICE					
Check	10/30/2023	1489	Bldg 1518-105, Concrete Work	BUILDING MAINT	600.00
KAYE BENDER					
Check	10/23/2023	1481	Inv # 78591, Sept Legal	LEGAL	2,610.00
Check	11/20/2023	1511	Inv #79141, Oct Legal	LEGAL	1,570.50
LAW OFFICES OF DAVID M. BAUMAN					
Check	10/05/2023	1467	Inv # 202252600, Violation L...	LEGAL	384.79
LR WINDOWS					
Check	10/03/2023	1408		BUILDING MAINT	1,425.00
LUXURY DOORS					
Check	10/31/2023	102	50% Deposit	GARAGE DOORS	114,288.00
MAYRA SLONE					
Check	10/13/2023	1477	Period End 10-12-23	OFFICE & POSTAGE	300.00
Check	10/30/2023	1487	Period End 10/27/23	OFFICE & POSTAGE	300.00
Check	11/10/2023	1505	2 Weeks End 11/10/23	OFFICE & POSTAGE	300.00
Check	11/29/2023	1517	2 Weeks Ended 11/24/23	OFFICE & POSTAGE	180.00
Check	12/11/2023	1529	2 Weeks End 12/8/23	OFFICE & POSTAGE	180.00
Check	12/21/2023	1532	2 Weeks End 12/22/23	OFFICE & POSTAGE	300.00
MICHAEL McLEISH					
Check	10/05/2023	1464	9/26/23 Electrical	BUILDING MAINT	350.00
OFFICE DEPOT					
Check	10/11/2023	1409	Toner	OFFICE & POSTAGE	192.85
Check	12/06/2023	1417	Office Supplies	OFFICE & POSTAGE	172.34
PAT VARONE					
Check	10/23/2023	1483	MC Purchase - Super Grit St...	MAINT SUPPLIES	475.05
PINE ISLAND RIDGE COUNTRY CLUB					
Check	10/05/2023	1460	Oct C-Club Fees	COUNTRY CLUB FEES	34,560.00
Check	11/01/2023	1493	Nov C-Club Fees	COUNTRY CLUB FEES	34,560.00
Check	12/01/2023	1522	Dec C-Club Fees	COUNTRY CLUB FEES	34,560.00
Check	12/29/2023	1416	2024 Food Cards	FOOD & BEVERAGE CA...	67,200.00
REGAL PAINT CENTERS					
Check	11/01/2023	1494	Inv # 1081 - $294.20; Inv #1...	MAINT SUPPLIES	529.56
THYSSEN KRUPP					
Check	11/09/2023	1504	Inv # 5002286704, Labor call...	ELEVATOR SERVICE	1,014.00
TOWN OF DAVIE POLICE					
Check	11/20/2023	1513	Inv # 7409, Sept 26 Meeting	OFFICE & POSTAGE	180.00
Check	12/21/2023	1537	Inv # 7605, 12/5/23 Mike Eu...	OFFICE & POSTAGE	180.00
VP ELECTRIC					
Check	12/20/2023	104	A/C Work 1502, 1504 & 1508	ELEVATOR PROJECT	5,400.00
WAYNE OCHS					
Check	12/21/2023	1535	60 Amp Breaker, 12-11-23	BUILDING MAINT	375.00
WORTHINGTON SECURITY					
Check	10/05/2023	1466	Oct Cameras	SECURITY CAMERAS	2,611.87
Check	11/03/2023	1496	Nov Cameras	SECURITY CAMERAS	2,611.87
Check	12/07/2023	1528	Dec Cameras	SECURITY CAMERAS	2,611.87