



Balance Sheet (hybrid) October 31st, 2023	
Operating Account Cash Balance	\$55,785
Reserve Account Cash Balance (\$250,000 in CD's)	377,882
<b>Total Cash Balance</b>	<b>433,667</b>
Maintenance (Estoppel) Fees Receivable	7,692
Maintenance Fees Receivable	0
Maintenance Fees Paid in Advance	(20,930)
Rent Receivable	0
	<b>\$420,429</b>

Reserve A/C Transactions for the Year 2023	Balance 1/1/23	Amount Added	Amount Paid Out	Balance 10/31/23
<b>Mandated Reserves (Florida Law):</b>				
Roof	4,800	-	-	4,800
Pavement	1,000	-	-	1,000
Painting & Water Proofing	100,000	-	-	100,000
Interest Earned		6,077	-	6,077
Deferred Maintenance	127,508	80,000	10,870	196,638
Uninsured Loss Reserve	59,367	10,000	-	69,367
	<b>292,675</b>	<b>96,077</b>	<b>10,870</b>	<b>377,882</b>

	Monthly Per Unit Maintenance Fee		
	2022	2023	2024
1 Bedroom	442	485	567
2 Bedroom	647	710	831
3 Bedroom	761	834	976
Penthouse	976	1,070	1,252
Penthouse	951	1,042	1,219
Net Operating Cash Loss 2011			(6,131)
Net Operating Cash Loss 2011			(8,858)
Net Operating Cash Loss 2011			(9,764)
Net Operating Cash Gain 2011			10,090
Net Operating Cash Gain 2011			22,062
Net Operating Cash Gain 2021			(3,574)
Net Operating Cash Gain 2021			22,064
Net Operating Cash Gain 2021			8,062
			<b>\$ 33,951</b>

The Condominium is in Compliance with FHA Lending Requirements regarding Reserves and Rentals.

Portion of Maintenance Fees Provided for Reserves in the 2024 budget 11.07%  
16 weekly qualified rental units 14.29%

Unit No	Unit Type	Area	Charge	Fee	Start	End	Balance	Balance	Balance	Balance	Balance	Balance	Balance	Balance	Balance	Balance	Balance	Balance	Balance	Balance
101	1 Bed	101	0.00	0.00	1/1/23	12/31/23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00