Ocean Racquet Condo Assoc.

Managers Financial Report

October 31, 2021

	Current Balances	
CASH		
Truist Operating	$112,954	+5.24 Cash Flow
SouthState Operating	$142,037	
Cogent Bank	$45,049	
Valley Natl Bank	$53,889	
Regions Bank	$49,384	
PNC Bank	$112,582	
Valley Natl Bank CDAR	$125,636	
Total Operating Funds	**$641,530**	
Regions Insurance MM	$62,546	Assn depositing $20,000 per month for next year's premium
Reserve Fund	$1,095,518	Fully Funded according to budget
Reserves Expenditures		Note: Amount includes the Intra Trf as a Due to/from. Waiting for Board to determine with banks will be closed before the transfer
OWNERS SUMMARY		
Owner Delinquent Assessment	$1,520	Statements Sent
Owner Prepaid Assessments	$65,428	
PREPAID EXPENSES	$171,894	Prepaid Insurance
ACCOUNTS PAYABLE	$3,658	Oct Invoices paid in Nov

Over Budget - Variance Analysis

	Current Month	Explanation
LINE ITEMS OVER BUDGET		
Landscape Maint	$ 1,409	Owen Electric - pole light rep 1490.00
Cable Service	$ 436	Comcast
Bank Charges	$ 1,392	Truist Coupons
Flood Insurance	$ 1,808	Increase at renewal after Budget approval
PayPal Parking Fees	$ 161	Parking Pass Expenses
Office & Admin	$ 639	SJ Reimb for Webcam $598.40, PIP Parking passes $367.37
Postage	$ 383	SJ Mailout
Average Monthly Operating Expenditures	$ 122,570	Fiscal Year(Oct-Sept)
Monthly Reserve Funding	$ 21,614	
SUMMARY		
Surplus/(Deficit)	$ 10,100	The YTD SURPLUS $10,100 All Reserves are fully funded according to budget.

Respectfully Submitted,

Barbara Jeannette

bjeannette@sovereign-jacobs.com

St Augustine Ocean & Racquet Club COA

Balance Sheet
As of 10/31/21

Account	Description	Operating	Reserves	Other	Totals
			ASSETS		
1045	Truist - Operating	112,954.44			112,954.44
1050	SouthState-Operating MM	142,036.96			142,036.96
1055	SouthState-Reserve		29,585.59		29,585.59
1057	Valley Reserve CDAR-5049		100,084.52		100,084.52
1058	Cogent Bank Reserves		200,315.04		200,315.04
1059	Cogent Bank -Operating	45,049.18			45,049.18
1070	Valley Bank - Operating	53,888.66			53,888.66
1080	Truist - Reserve		144,211.10		144,211.10
1085	Ameris Bank - Reserve MM		5,149.99		5,149.99
1088	Valley Natl Bank-Reserve MM		84,346.52		84,346.52
1089	Regions-Reserve		842.04		842.04
1090	Regions-Operating	49,383.61			49,383.61
1091	Valley OP CDAR	125,636.02			125,636.02
1092	Regions-Insurance	62,546.49			62,546.49
1093	Valley Rsrv CDAR		163,513.57		163,513.57
1097	PNC Bank - Operating	112,584.53			112,584.53
1098	PNC Bank - Reserves		121,700.90		121,700.90
1099	Valley Rsrv CDAR		180,340.22		180,340.22
1210	Accounts Receivable	1,520.00			1,520.00
1215	Bad Debt Allowance	(500.00)			(500.00)
1220	A/R- Other	4,007.06			4,007.06
1250	Due from Operating		65,428.44		65,428.44
1515	Building Improvements	52,866.26			52,866.26
1520	Furniture & Equipment	62,017.00			62,017.00
1540	Accumulated Depreciation	(136,913.22)			(136,913.22)
1820	Prepaid Expense	7,211.82			7,211.82
1830	Prepaid Insurance	171,894.35			171,894.35
1900	Computer Software	36,362.74			36,362.74
	TOTAL ASSETS	902,545.90	1,095,517.93	.00	1,998,063.83
			LIABILITIES & EQUITY		
	CURRENT LIABILITIES:				
2010	Accounts Payable	3,658.42			3,658.42
2040	Prepaid Owner Assessments	46,664.00			46,664.00
2250	Due to Reserves	65,428.44			65,428.44
	Subtotal Current Liab.	115,750.86	.00	.00	115,750.86
	RESERVES:				
3001	General Reserves		21,614.13		21,614.13

St Augustine Ocean & Racquet Club COA

Balance Sheet
As of 10/31/21

Account	Description	Operating	Reserves	Other	Totals
3101	Prior Year Reserves		1,073,824.32		1,073,824.32
3290	Reserves - Interest		79.48		79.48
	Subtotal Reserves	.00	1,095,517.93	.00	1,095,517.93
	EQUITY:				
3300	Prior Period Net Income (Loss)	777,578.64			777,578.64
3315	Prior Period	(883.49)			(883.49)
	Current Year Net Income/(Loss)	10,099.89	.00	.00	10,099.89
	Subtotal Equity	786,795.04	.00	.00	786,795.04
	TOTAL LIABILITIES & EQUITY	902,545.90	1,095,517.93	.00	1,998,063.83

St Augustine Ocean & Racquet Club COA

Income/Expense Statement

Period: 10/01/21 to 10/31/21

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
04110	Maintenance Assessment	108,531.00	108,531.00	.00	108,531.00	108,531.00	.00	1,302,372.00
04111	Rental Income-Premier Prop	1,800.00	1,800.00	.00	1,800.00	1,800.00	.00	7,800.00
04115	Rental Contribution	16,500.00	16,500.00	.00	16,500.00	16,500.00	.00	198,000.00
04117	Clubhouse Fee	.00	83.33	(83.33)	.00	83.33	(83.33)	1,000.00
04118	Guard/Parking Fee	5,416.01	4,166.63	1,249.38	5,416.01	4,166.63	1,249.38	50,000.00
04120	Miscellaneous Income	390.00	125.00	265.00	390.00	125.00	265.00	1,500.00
04160	Late Fees	.00	41.63	(41.63)	.00	41.63	(41.63)	500.00
04210	Interest Income	32.45	41.63	(9.18)	32.45	41.63	(9.18)	500.00
	Subtotal Income	132,669.46	131,289.22	1,380.24	132,669.46	131,289.22	1,380.24	1,561,672.00
				EXPENSES				
BUILDING MAINTENANCE								
05120	Elevator	602.26	583.33	(18.93)	602.26	583.33	(18.93)	7,000.00
05300	Building Maintenance	2,818.24	3,256.80	438.56	2,818.24	3,256.80	438.56	39,081.55
05600	Termite Bond	116.67	116.67	.00	116.67	116.67	.00	1,400.00
05660	Golf Cart Expense	.00	125.00	125.00	.00	125.00	125.00	1,500.00
	BUILDING MAINTENANCE	3,537.17	4,081.80	544.63	3,537.17	4,081.80	544.63	48,981.55
GROUND MAINTENANCE								
06330	Insect Control - Grounds	400.00	400.00	.00	400.00	400.00	.00	4,800.00
06540	Landscape Contract	2,863.00	2,863.00	.00	2,863.00	2,863.00	.00	34,356.00
06550	Landscape Maintenance	2,534.16	1,125.00	(1,409.16)	2,534.16	1,125.00	(1,409.16)	13,500.00
06555	Mulch/Tree Trimming	.00	916.67	916.67	.00	916.67	916.67	11,000.00
	GROUND MAINTENANCE	5,797.16	5,304.67	(492.49)	5,797.16	5,304.67	(492.49)	63,656.00
GATES/SECURITY								
07180	Community Service Officers	11,212.10	12,022.00	809.90	11,212.10	12,022.00	809.90	144,264.00
07185	CSO-Phone/Internet	121.66	333.33	211.67	121.66	333.33	211.67	4,000.00
	GATES/SECURITY	11,333.76	12,355.33	1,021.57	11,333.76	12,355.33	1,021.57	148,264.00
AMENITY/POOL/PARK/REC ARE								
07370	Pool Maintenance/Repair	627.08	1,250.00	622.92	627.08	1,250.00	622.92	15,000.00
	AMENITY/POOL/PARK/REC AR	627.08	1,250.00	622.92	627.08	1,250.00	622.92	15,000.00
UTILITIES								
07610	Cable Service	22,335.63	21,900.00	(435.63)	22,335.63	21,900.00	(435.63)	262,800.00
07620	Electricity - General	3,251.17	3,666.67	415.50	3,251.17	3,666.67	415.50	44,000.00
07660	Trash Service	653.82	1,833.33	1,179.51	653.82	1,833.33	1,179.51	22,000.00

St Augustine Ocean & Racquet Club COA

Income/Expense Statement
Period: 10/01/21 to 10/31/21

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
07690	Water/Sewer	12,741.45	12,916.67	175.22	12,741.45	12,916.67	175.22	155,000.00
	UTILITIES	38,982.07	40,316.67	1,334.60	38,982.07	40,316.67	1,334.60	483,800.00
ON-SITE PAYROLL								
07960	On-Site Maintenance Payroll	8,180.74	14,666.67	6,485.93	8,180.74	14,666.67	6,485.93	176,000.00
07965	On-Site Office Payroll	3,299.64	4,354.17	1,054.53	3,299.64	4,354.17	1,054.53	52,250.00
07972	Uniforms	.00	41.67	41.67	.00	41.67	41.67	500.00
07995	Workers Compensation	785.12	833.33	48.21	785.12	833.33	48.21	10,000.00
	ON-SITE PAYROLL	12,265.50	19,895.84	7,630.34	12,265.50	19,895.84	7,630.34	238,750.00
MANAGEMENT/ADMIN COSTS								
08020	Bank Charges	1,525.00	133.33	(1,391.67)	1,525.00	133.33	(1,391.67)	1,600.00
08030	Professional Fees-CPA	.00	479.17	479.17	.00	479.17	479.17	5,750.00
08040	Professional Fees-Legal	.00	58.33	58.33	.00	58.33	58.33	700.00
08250	Fees Payable to Division	.00	93.00	93.00	.00	93.00	93.00	1,116.00
08400	Insurance-Wind/Prop/Liab/Umb	13,399.08	13,399.08	.00	13,399.08	13,399.08	.00	160,788.95
08420	Insurance - Flood	7,810.08	6,002.42	(1,807.66)	7,810.08	6,002.42	(1,807.66)	72,029.00
08483	License and Fees	.00	208.33	208.33	.00	208.33	208.33	2,500.00
08560	Management Fees	2,835.00	2,835.00	.00	2,835.00	2,835.00	.00	34,020.00
08675	PayPal Parking Fees	327.94	166.67	(161.27)	327.94	166.67	(161.27)	2,000.00
08680	Office & Admin Expense	1,887.06	1,247.66	(639.40)	1,887.06	1,247.66	(639.40)	14,971.94
08710	Postage	549.29	166.67	(382.62)	549.29	166.67	(382.62)	2,000.00
08800	Computer Support	79.25	100.00	20.75	79.25	100.00	20.75	1,200.00
08975	Reserve Study	.00	90.00	90.00	.00	90.00	90.00	1,080.00
08980	Contingencies	.00	291.25	291.25	.00	291.25	291.25	3,495.00
	MANAGEMENT/ADMIN COSTS	28,412.70	25,270.91	(3,141.79)	28,412.70	25,270.91	(3,141.79)	303,250.89
RESERVE								
09010	Pooled Reserve Contribution	21,614.13	21,614.13	.00	21,614.13	21,614.13	.00	259,369.56
	RESERVE	21,614.13	21,614.13	.00	21,614.13	21,614.13	.00	259,369.56
	TOTAL EXPENSES	122,569.57	130,089.35	7,519.78	122,569.57	130,089.35	7,519.78	1,561,072.00
	Current Year Net Income/(loss	10,099.89	1,199.87	8,900.02	10,099.89	1,199.87	8,900.02	600.00

St Augustine Ocean & Racquet Club COA

AGED OWNER BALANCES: AS OF Oct. 31, 2021
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
00005113	5113	Jill Allison Abate	389.00-	414.00	389.00	25.00	439.00	Intent to Lien
00005318	5318	David R Abbott	0.00	389.00	25.00	0.00	414.00	Statement
00006106	6106	DANIEL & CHRISTINE ANN WILLIAM	0.00	389.00	0.00	0.00	389.00	Statement
00008310	8310	PAULA PATTEN	75.00	8.00	0.00	0.00	83.00	Statement
00003327	3327	JAMES G. FISH JR.	65.00	0.00	0.00	0.00	65.00	Statement
00005313	5313	LESLIE S. SCOTT	60.00	0.00	0.00	0.00	60.00	Statement
00008208	8208	JAMES MCDONALD	60.00	0.00	0.00	0.00	60.00	
00001203	1203	Ann Graham Real Estate, LLC	5.00	0.00	0.00	0.00	5.00	
00001301	1301	MayCoasta Properties LLC	0.00	5.00	0.00	0.00	5.00	Statement
			---	---	---	---	---	
		TOTAL:	124.00-	1205.00	414.00	25.00	1520.00	

AGED OWNER BALANCES: AS OF Oct. 31, 2021
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS

REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	1210	389.00-	1175.00	414.00	25.00	1225.00
01		Late Fees	1210	0.00	25.00	0.00	0.00	25.00
06		Work Order	1210	265.00	5.00	0.00	0.00	270.00
			GRAND TOTAL:	124.00-	1205.00	414.00	25.00	1520.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01210	Accounts Receivable	1520.00
	TOTAL	$1520.00

A G E D A C C O U N T S P A Y A B L E S U M M A R Y

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 10/31/21

Vendor Contact	Phone	Current	31-60	61-90	Over 90
ALL AMERICAN PRESSURE CLEAN LL					
	904-377-1167	800.00	.00	.00	.00
HAGAN ACE HARDWARE					
A1A Location	904-471-7844	17.00	.00	.00	.00
FUTCH'S POWER DEPOT INC					
	904-461-0310	169.56	.00	.00	.00
HAWKINS INC					
	612 331 6910	227.98	.00	.00	.00
HD SUPPLY FACILITIES					
	800-798-8888	497.82	.00	.00	.00
HOME DEPOT CREDIT SERVICES					
Acct Ref 320511	800-515-2286	135.13	.00	.00	.00
OCEAN RACQUET RENTAL ESCROW					
		297.94	.00	.00	.00
SOVEREIGN & JACOBS PROP MGMT					
		1,056.29	.00	.00	.00
TOTAL SECURED DATA STORAGE INC					
	386-447-4487	56.70	.00	.00	.00
ZENPURA PEST SOLUTIONS					
Kelly LaLonde	904-257-0090	400.00	.00	.00	.00
	Totals:	3,658.42	.00	.00	.00
	Grand total:	3,658.42			

St Augustine Ocean & Racquet Club COA

PREPAYS AS OF Oct. 31, 2021
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
TIMOTHY M AYRES 880 A1A Beach Blvd # 1101	1101	00001101	PP	375.00
Gail L Sanderson 880 A1A Beach Blvd # 1102	1102	00001102	PP	389.00
Kenneth A Seneca 880 A1A Beach Blvd # 1104	1104	00001104	PP	389.00
WILLIAM D DUDDY 880 A1A Beach Blvd # 1105	1105	00001105	PP	778.00
Charlotte Guffey 880 A1A Beach Blvd # 1106	1106	00001106	PP	110.00
Shaklee Island Investments LLC 880 A1A Beach Blvd # 1108	1108	00001108	PP	389.00
David G Rutherford 880 A1A Beach Blvd # 1202	1202	00001202	PP	321.00
James J. & MaryAnn White, III 880 A1A Beach Blvd # 1206	1206	00001206	PP	1,167.00
Steve J Sinclair 880 A1A Beach Blvd # 1303	1303	00001303	PP	389.00
Robert Ferguson, Patricia 880 A1A Beach Blvd # 2102	2102	00002102	PP	389.00
KANEB APTS. 880 A1A Beach Blvd # 2105	2105	00002105	PP	47.00
Aaron Franklin Byrd 880 A1A Beach Blvd # 2106	2106	00002106	PP	389.00
David H Valentine 880 A1A Beach Blvd # 2202	2202	00002202	PP	778.00

PREPAYS AS OF Oct. 31, 2021
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
Kenneth E Tharp 880 A1A Beach Blvd # 2301	2301	00002301	PP	1,167.00
Lisa R Firmin 880 A1A Beach Blvd # 3103	3103	00003103	PP	375.00
ANNE BOROWSKI 880 A1A Beach Blvd # 3110	3110	00003110	PP	389.00
Lisa Amanda Knowles 880 A1A Beach Blvd # 3116	3116	00003116	PP	2.95
Angela Ann Bradham 880 A1A Beach Blvd # 3118	3118	00003118	PP	355.00
JEANNE BORCHECK AMMAN 880 A1A Beach Blvd # 3122	3122	00003122	PP	33.00
Trenton S. Brown 880 A1A Beach Blvd # 3125	3125	00003125	PP	389.00
JC Calhoun Property Management 880 A1A Beach Blvd # 3128	3128	00003128	PP	1,795.00
Lynn Maurice Allen 880 A1A Beach Blvd # 3204	3204	00003204	PP	389.00
Robert & Michelle Glass 880 A1A Beach Blvd # 3207	3207	00003207	PP	375.00
Joan A. Strozier 880 A1A Beach Blvd # 3208	3208	00003208	PP	778.00
Robert Mitchell 880 A1A Beach Blvd # 3211	3211	00003211	PP	389.00
PETER & DOROTHY DAY 880 A1A Beach Blvd # 3212	3212	00003212	PP	180.00
AMERICAN AUSTRIAN DEV. CO.	3216	00003216	PP	389.00

PREPAYS AS OF Oct. 31, 2021
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
880 A1A Beach Blvd # 3216				
Sally Ann Lewis 880 A1A Beach Blvd # 3218	3218	00003218	PP	389.00
3223 O & R LLC 880 A1A Beach Blvd # 3223	3223	00003223	PP	389.00
John Kraft, Trustee 880 A1A Beach Blvd # 3227	3227	00003227	PP	389.00
GARY GINGELL 880 A1A Beach Blvd # 3303	3303	00003303	PP	1,167.00
GAIL PONUSKY-GARVEY 880 A1A Beach Blvd # 3304	3304	00003304	PP	389.00
M.L. & MARY CASSOTTA 880 A1A Beach Blvd # 3308	3308	00003308	PP	389.00
Linda C. Palermo 880 A1A Beach Blvd # 3310	3310	00003310	PP	879.00
GLENN COUNTS 880 A1A Beach Blvd # 3315	3315	00003315	PP	523.00
GARY L & JACQUELIN A BARCLIFT 880 A1A Beach Blvd # 3320	3320	00003320	PP	389.00
C. RICHARD & RUTH CONTI 880 A1A Beach Blvd # 3323	3323	00003323	PP	285.00
Jeffrey D Habegger 880 A1A Beach Blvd # 3324	3324	00003324	PP	778.00
THOMAS W. & BARBARA M. SIMS 880 A1A Beach Blvd # 4101	4101	00004101	PP	1,695.00
CATHERINE BINGAY 880 A1A Beach Blvd # 4106	4106	00004106	PP	778.00

PREPAYS AS OF Oct. 31, 2021
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
EDNA MORAN 880 A1A Beach Blvd # 4202	4202	00004202	PP	778.00
Robert Tuck 880 A1A Beach Blvd # 4204	4204	00004204	PP	275.00
Tauno O. Malinen 880 A1A Beach Blvd # 4205	4205	00004205	PP	389.00
Piotr Tluczek 880 A1A Beach Blvd # 4206	4206	00004206	PP	355.00
Scott Hastings 880 A1A Beach Blvd # 4207	4207	00004207	PP	389.00
James S Haughey 880 A1A Beach Blvd # 4305	4305	00004305	PP	350.00
RODNEY ABERNATHY 880 A1A Beach Blvd # 5111	5111	00005111	PP	389.00
PHILLIP G & CONNIE D WILEY 880 A1A Beach Blvd # 5115	5115	00005115	PP	1,087.00
Shawn P. Bennett 880 A1A Beach Blvd # 5123	5123	00005123	PP	900.00
KATHERYN M. LEVY 880 A1A Beach Blvd # 5124	5124	00005124	PP	445.00
James D. & Cristalo Quinn 880 A1A Beach Blvd # 5211	5211	00005211	PP	375.00
Michael A Reep 880 A1A Beach Blvd # 5217	5217	00005217	PP	389.00
Alison Appleby 880 A1A Beach Blvd # 5219	5219	00005219	PP	389.00
Catherine M Allen	5221	00005221	PP	350.00

PREPAYS AS OF Oct. 31, 2021
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
880 A1A Beach Blvd # 5221				
John Earl Pickering 880 A1A Beach Blvd # 5223	5223	00005223	PP	710.00
Vera Ann Mlinar 880 A1A Beach Blvd # 5311	5311	00005311	PP	389.00
COLIN & ELIZABETH SEALY 880 A1A Beach Blvd # 5316	5316	00005316	PP	224.00
Richard & Margaret Foster 880 A1A Beach Blvd # 5317	5317	00005317	PP	866.00
Gregory Lawrence Edwards 880 A1A Beach Blvd # 5320	5320	00005320	PP	778.00
CAROLE A & JUSTIN A CUMMINS 880 A1A Beach Blvd # 6101	6101	00006101	PP	389.00
James R. Channell 880 A1A Beach Blvd # 6102	6102	00006102	PP	261.00
Steevn J Blasko 880 A1A Beach Blvd # 6103	6103	00006103	PP	220.00
Richard & Patricia Jennings 880 A1A Beach Blvd # 6108	6108	00006108	PP	725.00
JAMES SAWINSKI 880 A1A Beach Blvd # 6204	6204	00006204	PP	389.00
CLAYTON H. & DANIEL T. STUTZMA 880 A1A Beach Blvd # 6205	6205	00006205	PP	823.05
CHARLES RICHARD CONTI III 880 A1A Beach Blvd # 6302	6302	00006302	PP	1,619.00
WILLIAM D. FOGLEMAN 880 A1A Beach Blvd # 6305	6305	00006305	PP	361.00

PREPAYS AS OF Oct. 31, 2021
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
Aminta C Gleim 880 A1A Beach Blvd # 7107	7107	00007107	PP	375.00
ROY DENNEY 880 A1A Beach Blvd # 7203	7203	00007203	PP	148.00
ERIC E. LANIVICH 880 A1A Beach Blvd # 7204	7204	00007204	PP	1,307.00
SALLY WALKER 880 A1A Beach Blvd # 7208	7208	00007208	PP	389.00
David P Zwerski 880 A1A Beach Blvd # 7301	7301	00007301	PP	350.00
MARIO SALIGA (MADIS LLC) 880 A1A Beach Blvd # 7304	7304	00007304	PP	414.00
Joel F Reed 880 A1A Beach Blvd # 7306	7306	00007306	PP	375.00
Daniel S Phillips 880 A1A Beach Blvd # 7308	7308	00007308	PP	389.00
ELEANOR H. DRUCKENMILLER 880 A1A Beach Blvd # 8106	8106	00008106	PP	4,365.00
Chad Mason Langdon 880 A1A Beach Blvd # 8110	8110	00008110	PP	339.00
Bonnie L Westoff Living Trust 880 A1A Beach Blvd # 8113	8113	00008113	PP	338.00
Jill Allison Abate 880 A1A Beach Blvd # 8114	8114	00008114	PP	778.00
Mark C Lay 880 A1A Beach Blvd # 8115	8115	00008115	PP	389.00
Judy A Fishel 880 A1A Beach Blvd # 8212	8212	00008212	PP	389.00

PREPAYS AS OF Oct. 31, 2021
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
TODD A. & PAULA S. BAUSMAN 880 A1A Beach Blvd # 8317	8317	00008317	PP	350.00

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TOTAL HOMES:	82	TOTAL PREPAYS		46,664.00
		TOTAL DISTR:	PP	46,664.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
Ending account #: "Last" Ending date: 10/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	DO NOT USE	.00	.00	.00	.00	.00
1045	Truist - Operating	139,350.66	118,676.86	145,073.08	26,396.22CR	112,954.44

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/21	AP8699	18048		20,000.00	ST AUGUSTINE OCEAN RACQUE	TRF TO INS - REGIONS
10/01/21	AP8699	18049		2,835.00	SOVEREIGN & JACOBS PROP M	MTHLY MGMT FEE 2021/22
10/01/21	AP8712	18051		30.00	SOVEREIGN & JACOBS PROP M	PAYPAL MONTHLY FEE
10/01/21	AP8719	18059		116.50	ESRM COMMUNICATIONS, LLC	MTHLY ELEVPHONEMONITORINC
10/01/21	AP8719	18060		400.00	ZENPURA PEST SOLUTIONS	MONTHLY PEST CONTROL
10/01/21	AR0000	AR04	1,167.00		Owner Cash Receipts	
10/01/21	CR0000	ADJUST	.40		Adj ADP Fees	
10/01/21	GJ0307	BJ307		147.89	ADP Fees	
10/04/21	AP8724	100421		289.55	COMCAST	
10/04/21	AP8726	100421		22,335.63	COMCAST	
10/04/21	AR0000	AR04	66,894.00		Owner Cash Receipts	
10/04/21	AR0704	AR-704	778.00		Owner Cash Receipts	
10/04/21	AR0705	AR-705	400.00		Owner Cash Receipts	
10/05/21	AP8729	100521		127.64	COMCAST	
10/05/21	AP8732	18062		200.00	ALL AMERICAN PRESSURE CLE	Office cleaning
10/05/21	AP8732	18063		154.17	CITY ELECTRIC SUPPLY COMP	Wallbox control
10/05/21	AP8732	18064		178.61	HD SUPPLY FACILITIES	Bldg supplies
10/05/21	AP8732	18065		520.79	PIP PRINTING	New logo envelopes
10/05/21	AP8732	18066		1,071.00	ROTO-ROOTER OF ST. AUGUST	Replaced 50 gallon heater
10/05/21	AP8732	18067		5,633.00	JASON SHAW TREE SERVICE	Palm Tree Trimming
10/05/21	AP8732	18068		116.70	TOTAL SECURED DATA STORAG	MONTHLY STORAGE
10/05/21	AP8734	18069		1,021.79	OLD CITY GATES	Bldg 4 cameras
10/05/21	AR0000	AR04	3,915.00		Owner Cash Receipts	
10/05/21	AR0706	AR-706	1,556.00		Owner Cash Receipts	
10/05/21	AR0707	AR-707	389.00		Owner Cash Receipts	
10/05/21	GJ0305	RECLASS		16,760.91	Payroll	
10/06/21	AP8736	100621		157.56	HOME DEPOT CREDIT SERVICE	
10/06/21	AP8736	100621		16.86	HOME DEPOT CREDIT SERVICE	
10/06/21	AP8738	100621		910.86	FPL	
10/06/21	AP8738	100621		276.03	FPL	
10/06/21	AP8738	100621		256.74	FPL	
10/06/21	AP8738	100621		203.12	FPL	
10/06/21	AP8738	100621		305.25	FPL	
10/06/21	AP8738	100621		197.99	FPL	
10/06/21	AP8738	100621		246.49	FPL	
10/06/21	AP8738	100621		456.33	FPL	
10/06/21	AP8738	100621		290.29	FPL	
10/06/21	AP8738	100621		108.07	FPL	
10/06/21	AR0000	AR04	3,112.00		Owner Cash Receipts	
10/06/21	AR0708	AR-708	2,335.00		Owner Cash Receipts	
10/06/21	AR0709	AR-709	33.00		Owner Cash Receipts	
10/06/21	AR0710	AR-710	389.00		Owner Cash Receipts	
10/07/21	AP0000	18070	356.00		Void chk, ROBERT MITCHELL	Void

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
Ending account #: "Last" Ending date: 10/31/21

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
10/07/21	AP8740	100721		653.82	WASTE MANAGEMENT		
10/07/21	AP8742	18070		356.00	ROBERT MITCHELL		Reimb RNS payment
10/07/21	AR0000	AR04	389.00		Owner Cash Receipts		
10/07/21	AR0000	AR04	778.00		Owner Cash Receipts		
10/08/21	AR0000	AR04	1,167.00		Owner Cash Receipts		
10/08/21	AR0711	AR-711	389.00		Owner Cash Receipts		
10/08/21	AR0712	AR-712	778.00		Owner Cash Receipts		
10/11/21	AP8748	18071		340.80	GREAT AMERICAN		Pet waste bags
10/11/21	AP8748	18072		160.00	THE LAKE DOCTORS, INC.		703283 MONTHLY LAKE SVC
10/11/21	AP8748	18073		2,863.00	BRIGHTVIEW LANDSCAPE SERV		MONTHLY LANDSCAPE MAINT
10/11/21	AP8748	18074		105.53	SOVEREIGN & JACOBS PROP M		MTHLY ADMIN FEES
10/11/21	AP8748	18075		1,525.00	SOVEREIGN & JACOBS PROP M		2021/2022 Coupon Books
10/11/21	AR0713	AR-713	1,556.00		Owner Cash Receipts		
10/11/21	AR0714	AR-714	65.00		Owner Cash Receipts		
10/12/21	AR0000	AR04	774.00		Owner Cash Receipts		
10/12/21	AR0000	AR04	1,167.00		Owner Cash Receipts		
10/12/21	RJ0031	RSRV		21,614.13	Reserves 2021-2022		
10/13/21	AR0715	AR-715	389.00		Owner Cash Receipts		
10/13/21	GJ0300	BJ300		390.70	Work comp		
10/14/21	AR0000	16991	191.36		ORR Reimb CC		
10/14/21	AR0000	AR04	1,167.00		Owner Cash Receipts		
10/14/21	AR0716	AR-716	778.00		Owner Cash Receipts		
10/15/21	AP8759	101521		12,741.45	ST. JOHNS COUNTY UTILITY		
10/15/21	AR0000	AR04	391.95		Owner Cash Receipts		
10/15/21	AR0000	AR04	389.00		Owner Cash Receipts		
10/15/21	GJ0306	BJ306		83.12	ADP Fees		
10/18/21	AR0000	AR04	389.00		Owner Cash Receipts		
10/18/21	GJ0301	BJ301		17,549.84	Payroll		
10/19/21	AP8763	18078		150.00	ALL AMERICAN PRESSURE CLE		Pressure clean pavers
10/19/21	AP8763	18079		74.99	HAGAN ACE HARDWARE		Bldg supplies
10/19/21	AP8763	18080		244.91	DON BELL SIGNS LLC		Road Sign lighting
10/19/21	AP8763	18081		26.61	ERICA BERNAL		Reimb for web cam
10/19/21	AP8763	18082		52.76	FLORIDA JANITOR & PAPER S		Bleach
10/19/21	AP8763	18084		310.98	HAWKINS INC		Pool supply
10/19/21	AP8763	18085		1,457.32	ORACLE ELEVATOR COMPANY		QRTLY4044-0014-FM
10/19/21	AP8763	18086		1,490.00	OWEN ELECTRIC COMPANY, IN		Replaced metal halide
10/19/21	AP8763	18087		598.40	SOVEREIGN & JACOBS PROP M		Reimb Amex - Web-Camera
10/19/21	AP8763	18088		364.00	TAYLOR REFRIGERATION &		Serv call A/C not cooling
10/19/21	AR0000	AR04	778.00		Owner Cash Receipts		
10/19/21	AR0717	AR-717	778.00		Owner Cash Receipts		
10/20/21	AR0718	AR-718	390.00		Owner Cash Receipts		
10/20/21	AR0719	AR-719	30.00		Owner Cash Receipts		
10/21/21	AP8771	102121		121.66	COMCAST		
10/21/21	AR0000	AR04	778.00		Owner Cash Receipts		
10/22/21	AR0000	AR04	389.00		Owner Cash Receipts		
10/22/21	AR0720	AR-720	322.00		Owner Cash Receipts		
10/25/21	AP8770	18089		130.98	HAGAN ACE HARDWARE		Bldg supplies
10/25/21	AP8770	18090		57.00	DAVID W. RAKE		MILEAGE
10/25/21	AR0000	AR04	1,181.00		Owner Cash Receipts		

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
Ending account #: "Last" Ending date: 10/31/21

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	10/25/21	GJ0307	BJ307		2,835.00	ck #18077 110121 Prepaid		
	10/26/21	AR0000	AR04	1,556.00		Owner Cash Receipts		
	10/27/21	AP8774	18091		356.00	OCEAN RACQUET RENTAL ESCR	Reimb Rns Pmnt	
	10/27/21	AP8776	18092		800.00	ALL AMERICAN PRESSURE CLE	Building clining	
	10/27/21	AP8776	18093		142.41	HAGAN ACE HARDWARE	Landscape supplies	
	10/27/21	AP8776	18094		88.12	FLORIDA JANITOR & PAPER S	Bags	
	10/27/21	AP8776	18095		367.37	PIP PRINTING	Yellow Passes	
	10/27/21	AP8776	18096		110.23	ANDYS TAYLOR TRUE VALUE R	Power switch	
	10/27/21	AP8778	18097		100.00	ALL AMERICAN PRESSURE CLE	Office Cleaning	
	10/27/21	AP8780	18098		883.49	AMTRUST NORTH AMERICA	Workers Comp Audit	
	10/27/21	AR0000	AR04	1,167.00		Owner Cash Receipts		
	10/27/21	GJ0302	BJ302		394.42	Work Comp		
	10/28/21	AR0000	AR04	1,945.00		Owner Cash Receipts		
	10/29/21	AR0000	17009	9,667.95		ORR Reimb Payroll		
	10/29/21	AR0000	17010	2,701.25		ORR Reimb Payroll		
	10/29/21	AR0000	AR04	2,724.00		Owner Cash Receipts		
	10/29/21	AR0721	AR-721	778.00		Owner Cash Receipts		
	10/29/21	GJ0303	BJ303		83.12	ADP Fees		
	10/29/21	GJ0304	BJ304		85.15	ADP Fees		
	10/31/21	AR0000	12318	1,408.95		Rental Escrow ParkFee		
1050	SouthState-Operating MM			142,031.32	5.64	.00	5.64	142,036.96
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**	**A/P REFERENCE**	
	10/31/21	CR0000	ADJUST	5.64		SouthState Interest		
1055	SouthState-Reserve			29,584.41	1.18	.00	1.18	29,585.59
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**	**A/P REFERENCE**	
	10/31/21	CR0000	ADJUST	1.18		SouthState Interest		
1056	Valley Bank - PPP Loan			.00	.00	.00	.00	.00
1057	Valley Reserve CDAR-5049			100,084.52	.00	.00	.00	100,084.52
1058	Cogent Bank Reserves			200,263.99	51.05	.00	51.05	200,315.04
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**	**A/P REFERENCE**	
	10/31/21	CR0000	ADJUST	51.05		Cogent Interest		
1059	Cogent Bank -Operating			45,037.72	11.46	.00	11.46	45,049.18
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**	**A/P REFERENCE**	
	10/31/21	CR0000	ADJUST	11.46		Cogent interest		
1060	Fidelity-Ins MM 9041			.00	.00	.00	.00	.00
1070	Valley Bank - Operating			37,377.25	16,511.41	.00	16,511.41	53,888.66

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
Ending account #: "Last" Ending date: 10/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/26/21	GJ0308	RECLASS	16,500.00		Rental Contribution	
10/31/21	CR0000	ADJUST	11.41		Valley Interest	

1075	Fidelity-Reserve	.00	.00	.00	.00	.00
1080	Truist - Reserve	122,591.17	21,619.93	.00	21,619.93	144,211.10

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/12/21	RJ0031	RSRV	21,614.13		Reserves 2021-2022	
10/31/21	CR0000	ADJUST	5.80		Truist Interest	

1081	Cash - Inter Fund Transfer	.00	.00	.00	.00	.00
1083	Ameris Bank - Operating MM	.00	.00	.00	.00	.00
1084	Ameris-Reserve	.00	.00	.00	.00	.00
1085	Ameris Bank - Reserve MM	5,149.78	.21	.00	.21	5,149.99

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/31/21	CR0000	ADJUST	.21		Ameris Interest	

1086	Ameris-Operating 6524	.00	.00	.00	.00	.00
1087	Ameris-Operating 9041	.00	.00	.00	.00	.00
1088	Valley Natl Bank-Reserve MM	84,328.65	16,517.87	16,500.00	17.87	84,346.52

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/26/21	AR0000	16995	16,500.00		Rental Contribution	
10/26/21	GJ0308	RECLASS		16,500.00	Rental Contribution	
10/31/21	CR0000	ADJUST	17.87		Valley Interest	

1089	Regions-Reserve	842.04	.00	.00	.00	842.04
1090	Regions-Operating	49,383.24	.37	.00	.37	49,383.61

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/31/21	CR0000	ADJUST	.37		Regions interest	

1091	Valley OP CDAR	125,636.02	.00	.00	.00	125,636.02
1092	Regions-Insurance	42,546.03	20,000.46	.00	20,000.46	62,546.49

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/21	AP0023	VH8434	20,000.00		ST AUGUSTINE OCEAN RACQUE	TRF TO INS - REGIONS
10/31/21	CR0000	ADJUST	.46		Regions Ins Interest	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
Ending account #: "Last" Ending date: 10/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1093	Valley Rsrv CDAR	163,513.57	.00	.00	.00	163,513.57
1094	DNU ValleyOP CDAR 1409	.00	.00	.00	.00	.00
1095	Reunion Insurance MM	.00	16,760.91	16,760.91	.00	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/05/21	GJ0295	BJ295		16,760.91	Payroll	
10/05/21	GJ0305	RECLASS	16,760.91		Payroll	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1096	Reunion - Reserves	.00	.00	.00	.00	.00
1097	PNC Bank - Operating	112,581.42	3.11	.00	3.11	112,584.53

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/31/21	CR0000	ADJUST	1.14		Compass Interest	
10/31/21	CR0000	ADJUST	1.97		PNC Interest	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1098	PNC Bank - Reserves	121,697.53	3.37	.00	3.37	121,700.90

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/31/21	CR0000	ADJUST	1.24		Compass Interest	
10/31/21	CR0000	ADJUST	2.13		PNC Interest	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1099	Valley Rsrv CDAR	180,340.22	.00	.00	.00	180,340.22
1203	A/R Due from Sovereign Jacobs	.00	.00	.00	.00	.00
1210	Accounts Receivable	506.00	108,981.00	107,967.00	1,014.00	1,520.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/21	AR0000	AR01	108,531.00		Apply Assmt/Opt Charges	
10/01/21	AR0000	AR04		987.00	Owner Cash Receipts	
10/01/21	AR0000	AR08		30,472.00	Prepaid Application	
10/04/21	AR0000	AR04		58,797.00	Owner Cash Receipts	
10/04/21	AR0704	AR-704		389.00	Owner Cash Receipts	
10/05/21	AR0000	AR04		3,501.00	Owner Cash Receipts	
10/05/21	AR0706	AR-706		1,556.00	Owner Cash Receipts	
10/05/21	AR0707	AR-707		389.00	Owner Cash Receipts	
10/06/21	AR0000	AR04		2,362.00	Owner Cash Receipts	
10/06/21	AR0708	AR-708		1,150.00	Owner Cash Receipts	
10/06/21	AR0709	AR-709		33.00	Owner Cash Receipts	
10/06/21	AR0710	AR-710		389.00	Owner Cash Receipts	
10/07/21	AR0000	AR04		389.00	Owner Cash Receipts	
10/07/21	AR0000	AR04		778.00	Owner Cash Receipts	
10/08/21	AR0000	AR04		1,167.00	Owner Cash Receipts	
10/08/21	AR0711	AR-711		389.00	Owner Cash Receipts	
10/08/21	AR0712	AR-712		389.00	Owner Cash Receipts	
10/11/21	AR0000	AR06	65.00		Owner Expense Adjust.	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
Ending account #: "Last" Ending date: 10/31/21

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	10/11/21	AR0713	AR-713		1,509.00	Owner Cash Receipts		
	10/11/21	AR0714	AR-714		65.00	Owner Cash Receipts		
	10/12/21	AR0000	AR04		774.00	Owner Cash Receipts		
	10/12/21	AR0000	AR04		389.00	Owner Cash Receipts		
	10/13/21	AR0000	AR06		414.00	Owner Expense Adjust.		
	10/14/21	AR0000	AR02	25.00		Apply Late Fees		
	10/14/21	AR0000	AR05	35.00		Delinq. Action Adm. Chgs		
	10/14/21	AR0000	AR06		35.00	Owner Expense Adjust.		
	10/14/21	AR0000	AR06	60.00		Owner Expense Adjust.		
	10/14/21	AR0000	AR06	65.00		Owner Expense Adjust.		
	10/14/21	AR0000	AR06	30.00		Owner Expense Adjust.		
	10/14/21	AR0000	AR06	75.00		Owner Expense Adjust.		
	10/14/21	AR0000	AR06	5.00		Owner Expense Adjust.		
	10/14/21	AR0716	AR-716		389.00	Owner Cash Receipts		
	10/15/21	AR0000	AR04		389.00	Owner Cash Receipts		
	10/15/21	AR0000	AR04		14.00	Owner Cash Receipts		
	10/20/21	AR0719	AR-719		30.00	Owner Cash Receipts		
	10/25/21	AR0000	AR04		14.00	Owner Cash Receipts		
	10/28/21	AR0000	AR04		778.00	Owner Cash Receipts		
	10/28/21	AR0000	AR06	30.00		Owner Expense Adjust.		
	10/28/21	AR0000	AR06	30.00		Owner Expense Adjust.		
	10/28/21	AR0000	AR06	30.00		Owner Expense Adjust.		
	10/31/21	AR0000	AR08		30.00	Prepaid Application		
1211	Misc Fee Receivable			.00	.00	.00	.00	.00
1213	A/R - OR Rental			191.36	.00	191.36	191.36CR	.00
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	10/14/21	AR0000	16991		191.36	ORR Reimb CC		
1215	Bad Debt Allowance			500.00CR	.00	.00	.00	500.00CR
1216	A/R - Payroll from Rental			.00	.00	.00	.00	.00
1217	FL DOR Interest/Penalty 2017			.00	.00	.00	.00	.00
1220	A/R- Other			.00	4,007.06	.00	4,007.06	4,007.06
	DATE	**SOURCE**	**REFERENCE**	**DR-AMOUNT**	**CR-AMOUNT**	**DESCRIPTION**		**A/P REFERENCE**
	10/31/21	GJ0313	BJ313	4,007.06		Pay Pal Parking Oct		
1222	RNS Loan			.00	.00	.00	.00	.00
1225	Due from Rental Contrib			.00	.00	.00	.00	.00
1240	Due from Reserves			.00	.00	.00	.00	.00
1250	Due from Operating			.00	65,428.44	.00	65,428.44	65,428.44

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
Ending account #: "Last" Ending date: 10/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/14/21 RJ0036 INTRFUND 65,428.44 Intrafund Rsrv TFR-2021					
1515	Building Improvements	52,866.26	.00	.00	.00	52,866.26
1520	Furniture & Equipment	62,017.00	.00	.00	.00	62,017.00
1525	Golf Cart	.00	.00	.00	.00	.00
1540	Accumulated Depreciation	136,913.22CR	.00	.00	.00	136,913.22CR
1820	Prepaid Expense	3,584.43	4,292.32	664.93	3,627.39	7,211.82
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/19/21 AP0025 VH8484 1,457.32 ORACLE ELEVATOR COMPANY QRTLY4044-0014-FM					
	10/25/21 GJ0307 BJ307 2,835.00 ck #18077 110121 Prepaid					
	10/31/21 RJ0018 PPDEXP 485.76 Elevator PPD exp					
	10/31/21 RJ0018 PPDEXP 62.50 Camera Maint					
	10/31/21 RJ0021 TERMITE 116.67 Rec Temite Bond Exp					
1830	Prepaid Insurance	193,103.51	.00	21,209.16	21,209.16CR	171,894.35
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/31/21 RJ0002 PPDINS 13,399.08 PPD INS					
	10/31/21 RJ0003 SEP15 7,810.08 Flood Ins					
1900	Computer Software	36,362.74	.00	.00	.00	36,362.74
2010	Accounts Payable	9,778.61CR	85,526.07	79,405.88	6,120.19	3,658.42CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/21 AP0001 VH8433 2,835.00 SOVEREIGN & JACOBS PROP M MTHLY MGMT FEE 2021/22					
	10/01/21 AP0023 VH8434 20,000.00 ST AUGUSTINE OCEAN RACQUE TRF TO INS - REGIONS					
	10/01/21 AP0040 VH8441 116.50 ESRM COMMUNICATIONS, LLC MTHLY ELEVPHONEMONITORINC					
	10/01/21 AP0063 VH8436 30.00 SOVEREIGN & JACOBS PROP M PAYPAL MONTHLY FEE					
	10/01/21 AP8699 18048 20,000.00 ST AUGUSTINE OCEAN RACQUE TRF TO INS - REGIONS					
	10/01/21 AP8699 18049 2,835.00 SOVEREIGN & JACOBS PROP M MTHLY MGMT FEE 2021/22					
	10/01/21 AP8712 18051 30.00 SOVEREIGN & JACOBS PROP M PAYPAL MONTHLY FEE					
	10/01/21 AP8719 18059 116.50 ESRM COMMUNICATIONS, LLC MTHLY ELEVPHONEMONITORINC					
	10/01/21 AP8719 18060 400.00 ZENPURA PEST SOLUTIONS MONTHLY PEST CONTROL					
	10/01/21 AP8745 VH8473 1,525.00 SOVEREIGN & JACOBS PROP M 2021/2022 Coupon Books					
	10/04/21 AP0005 VH8447 22,335.63 COMCAST 8495 74 309 0005067					
	10/04/21 AP0024 VH8446 289.55 COMCAST 8495743090193814 GATE/CAM					
	10/04/21 AP8724 8446 289.55 COMCAST					
	10/04/21 AP8726 8447 22,335.63 COMCAST					
	10/05/21 AP8729 8452 127.64 COMCAST					
	10/05/21 AP8731 VH8454 200.00 ALL AMERICAN PRESSURE CLE Office cleaning					

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
Ending account #: "Last" Ending date: 10/31/21

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
10/05/21	AP8732	18062	200.00		ALL AMERICAN PRESSURE CLE		Office cleaning
10/05/21	AP8732	18063	154.17		CITY ELECTRIC SUPPLY COMP		Wallbox control
10/05/21	AP8732	18064	178.61		HD SUPPLY FACILITIES		Bldg supplies
10/05/21	AP8732	18065	520.79		PIP PRINTING		New logo envelopes
10/05/21	AP8732	18066	1,071.00		ROTO-ROOTER OF ST. AUGUST		Replaced 50 gallon heater
10/05/21	AP8732	18067	5,633.00		JASON SHAW TREE SERVICE		Palm Tree Trimming
10/05/21	AP8732	18068	116.70		TOTAL SECURED DATA STORAG		MONTHLY STORAGE
10/05/21	AP8734	18069	1,021.79		OLD CITY GATES		Bldg 4 cameras
10/06/21	AP0006	VH8459		910.86	FPL		19899-04469 OFFICE ONLIN
10/06/21	AP0007	VH8460		276.03	FPL		29529-08461 # HM-4 ONLIN
10/06/21	AP0008	VH8461		256.74	FPL		39049-02487 # HM-6
10/06/21	AP0009	VH8462		203.12	FPL		39509-00484 # HM-5
10/06/21	AP0010	VH8463		305.25	FPL		49499-07416 # HM-3
10/06/21	AP0011	VH8464		197.99	FPL		69629-06498 # HM-1
10/06/21	AP0012	VH8465		246.49	FPL		79209-03460 # HM-2
10/06/21	AP0013	VH8466		456.33	FPL		79269-06418 # CLUB HSE
10/06/21	AP0014	VH8467		290.29	FPL		79279-04446 # HM-7
10/06/21	AP0015	VH8468		108.07	FPL		79869-08486 # HM-8
10/06/21	AP8736	8422	157.56		HOME DEPOT CREDIT SERVICE		
10/06/21	AP8736	8423	16.86		HOME DEPOT CREDIT SERVICE		
10/06/21	AP8738	8459	910.86		FPL		
10/06/21	AP8738	8460	276.03		FPL		
10/06/21	AP8738	8461	256.74		FPL		
10/06/21	AP8738	8462	203.12		FPL		
10/06/21	AP8738	8463	305.25		FPL		
10/06/21	AP8738	8464	197.99		FPL		
10/06/21	AP8738	8465	246.49		FPL		
10/06/21	AP8738	8466	456.33		FPL		
10/06/21	AP8738	8467	290.29		FPL		
10/06/21	AP8738	8468	108.07		FPL		
10/07/21	AP0000	18070		356.00	Void chk, ROBERT MITCHELL		Void
10/07/21	AP0065	VH8469		653.82	WASTE MANAGEMENT		2-72847-62379 MONTHLY WAS
10/07/21	AP8740	8469	653.82		WASTE MANAGEMENT		
10/07/21	AP8741	VH8470		356.00	ROBERT MITCHELL		Reimb RNS payment
10/07/21	AP8742	18070	356.00		ROBERT MITCHELL		Reimb RNS payment
10/07/21	AP8772	8470	356.00		ROBERT MITCHELL		Void
10/11/21	AP0016	VH8474		160.00	THE LAKE DOCTORS, INC.		703283 MONTHLY LAKE SVC
10/11/21	AP0039	VH8471		2,863.00	BRIGHTVIEW LANDSCAPE SERV		MONTHLY LANDSCAPE MAINT
10/11/21	AP8747	VH8475		340.80	GREAT AMERICAN		Pet waste bags
10/11/21	AP8748	18071	340.80		GREAT AMERICAN		Pet waste bags
10/11/21	AP8748	18072	160.00		THE LAKE DOCTORS, INC.		703283 MONTHLY LAKE SVC
10/11/21	AP8748	18073	2,863.00		BRIGHTVIEW LANDSCAPE SERV		MONTHLY LANDSCAPE MAINT
10/11/21	AP8748	18074	105.53		SOVEREIGN & JACOBS PROP M		MTHLY ADMIN FEES
10/11/21	AP8748	18075	1,525.00		SOVEREIGN & JACOBS PROP M		2021/2022 Coupon Books
10/15/21	AP0002	VH8476		12,741.45	ST. JOHNS COUNTY UTILITY		519761-109110 ONLINE
10/15/21	AP8759	8476	12,741.45		ST. JOHNS COUNTY UTILITY		
10/19/21	AP0025	VH8484		1,457.32	ORACLE ELEVATOR COMPANY		QRTLY4044-0014-FM
10/19/21	AP8762	VH8479		26.61	ERICA BERNAL		Reimb for web cam
10/19/21	AP8762	VH8480		364.00	TAYLOR REFRIGERATION &		Serv call A/C not cooling

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
Ending account #: "Last" Ending date: 10/31/21

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
10/19/21	AP8762	VH8481		598.40	SOVEREIGN & JACOBS PROP M		Reimb Amex - Web-Camera
10/19/21	AP8762	VH8482		244.91	DON BELL SIGNS LLC		Road Sign lighting
10/19/21	AP8762	VH8483		1,490.00	OWEN ELECTRIC COMPANY, IN		Replaced metal halide
10/19/21	AP8762	VH8485		310.98	HAWKINS INC		Pool supply
10/19/21	AP8762	VH8486		21.85	HAGAN ACE HARDWARE		Bldg supplies
10/19/21	AP8762	VH8487		21.22	HAGAN ACE HARDWARE		8 Keys made
10/19/21	AP8762	VH8488		31.92	HAGAN ACE HARDWARE		Cable toes
10/19/21	AP8762	VH8489		52.76	FLORIDA JANITOR & PAPER S		Bleach
10/19/21	AP8762	VH8490		150.00	ALL AMERICAN PRESSURE CLE		Pressure clean pavers
10/19/21	AP8763	18078	150.00		ALL AMERICAN PRESSURE CLE		Pressure clean pavers
10/19/21	AP8763	18079	74.99		HAGAN ACE HARDWARE		Bldg supplies
10/19/21	AP8763	18080	244.91		DON BELL SIGNS LLC		Road Sign lighting
10/19/21	AP8763	18081	26.61		ERICA BERNAL		Reimb for web cam
10/19/21	AP8763	18082	52.76		FLORIDA JANITOR & PAPER S		Bleach
10/19/21	AP8763	18084	310.98		HAWKINS INC		Pool supply
10/19/21	AP8763	18085	1,457.32		ORACLE ELEVATOR COMPANY		QRTLY4044-0014-FM
10/19/21	AP8763	18086	1,490.00		OWEN ELECTRIC COMPANY, IN		Replaced metal halide
10/19/21	AP8763	18087	598.40		SOVEREIGN & JACOBS PROP M		Reimb Amex - Web-Camera
10/19/21	AP8763	18088	364.00		TAYLOR REFRIGERATION &		Serv call A/C not cooling
10/21/21	AP0068	VH8492		121.66	COMCAST		GUARD INTERNET 0250226
10/21/21	AP8771	8492	121.66		COMCAST		
10/25/21	AP0044	VH8494		57.00	DAVID W. RAKE		MILEAGE
10/25/21	AP8769	VH8493		29.73	HOME DEPOT CREDIT SERVICE		White SInt
10/25/21	AP8769	VH8495		73.33	HAGAN ACE HARDWARE		Bldg supplies
10/25/21	AP8769	VH8496		57.65	HAGAN ACE HARDWARE		Rat traps
10/25/21	AP8770	18089	130.98		HAGAN ACE HARDWARE		Bldg supplies
10/25/21	AP8770	18090	57.00		DAVID W. RAKE		MILEAGE
10/26/21	AP8773	VH8498		356.00	OCEAN RACQUET RENTAL ESCR		Reimb Rns Pmnt
10/26/21	AP8816	VH8541	41.27		HD SUPPLY FACILITIES		Credit
10/27/21	AP8774	18091	356.00		OCEAN RACQUET RENTAL ESCR		Reimb Rns Pmnt
10/27/21	AP8775	VH8499		110.23	ANDYS TAYLOR TRUE VALUE R		Power switch
10/27/21	AP8775	VH8500		367.37	PIP PRINTING		Yellow Passes
10/27/21	AP8775	VH8501		800.00	ALL AMERICAN PRESSURE CLE		Building clining
10/27/21	AP8775	VH8502		74.00	HAGAN ACE HARDWARE		Landscape supplies
10/27/21	AP8775	VH8503		68.41	HAGAN ACE HARDWARE		Landscape/Bldg supplies
10/27/21	AP8775	VH8504		88.12	FLORIDA JANITOR & PAPER S		Bags
10/27/21	AP8776	18092	800.00		ALL AMERICAN PRESSURE CLE		Building clining
10/27/21	AP8776	18093	142.41		HAGAN ACE HARDWARE		Landscape supplies
10/27/21	AP8776	18094	88.12		FLORIDA JANITOR & PAPER S		Bags
10/27/21	AP8776	18095	367.37		PIP PRINTING		Yellow Passes
10/27/21	AP8776	18096	110.23		ANDYS TAYLOR TRUE VALUE R		Power switch
10/27/21	AP8777	VH8505		100.00	ALL AMERICAN PRESSURE CLE		Office Cleaning
10/27/21	AP8778	18097	100.00		ALL AMERICAN PRESSURE CLE		Office Cleaning
10/27/21	AP8779	VH8506		883.49	AMTRUST NORTH AMERICA		Workers Comp Audit
10/27/21	AP8780	18098	883.49		AMTRUST NORTH AMERICA		Workers Comp Audit
10/31/21	AP0003	VH8542		1,056.29	SOVEREIGN & JACOBS PROP M		MTHLY ADMIN FEES
10/31/21	AP0050	VH8519		56.70	TOTAL SECURED DATA STORAG		MONTHLY STORAGE
10/31/21	AP0053	VH8515		400.00	ZENPURA PEST SOLUTIONS		MONTHLY PEST CONTROL
10/31/21	AP0066	VH8534		262.94	OCEAN RACQUET RENTAL ESCR		PAY PAL FEES OCT

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
Ending account #: "Last" Ending date: 10/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
10/31/21	AP0066 VH8535		35.00	OCEAN RACQUET RENTAL ESCR	PAY PAL FEES OCT	
10/31/21	AP8784 VH8508		800.00	ALL AMERICAN PRESSURE CLE	Weekly carpet cleaning	
10/31/21	AP8784 VH8509		17.00	HAGAN ACE HARDWARE	hOSE	
10/31/21	AP8797 VH8520		539.09	HD SUPPLY FACILITIES	Vacuum	
10/31/21	AP8797 VH8521		227.98	HAWKINS INC	Pool supplies	
2011	Accts Payable-Reserves	.00	.00	.00	.00	.00
2012	Due to Rental	.00	.00	.00	.00	.00
2015	Accrued Payables	.00	.00	.00	.00	.00
2016	PPP Loan (Covid 19)	.00	.00	.00	.00	.00
2040	Prepaid Owner Assessments	50,576.05CR	31,247.00	27,334.95	3,912.05	46,664.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/21	AR0000	AR04		180.00	Owner Cash Receipts	
10/01/21	AR0000	AR08	30,472.00		Prepaid Application	
10/04/21	AR0000	AR04		8,097.00	Owner Cash Receipts	
10/04/21	AR0704	AR-704		389.00	Owner Cash Receipts	
10/04/21	AR0705	AR-705		400.00	Owner Cash Receipts	
10/05/21	AR0000	AR04		414.00	Owner Cash Receipts	
10/06/21	AR0000	AR04		750.00	Owner Cash Receipts	
10/06/21	AR0708	AR-708		1,185.00	Owner Cash Receipts	
10/07/21	AR0000	AR06	356.00		Owner Expense Adjust.	
10/08/21	AR0712	AR-712		389.00	Owner Cash Receipts	
10/11/21	AR0713	AR-713		47.00	Owner Cash Receipts	
10/12/21	AR0000	AR04		778.00	Owner Cash Receipts	
10/13/21	AR0000	AR06	389.00		Owner Expense Adjust.	
10/13/21	AR0715	AR-715		389.00	Owner Cash Receipts	
10/14/21	AR0000	AR04		1,167.00	Owner Cash Receipts	
10/14/21	AR0716	AR-716		389.00	Owner Cash Receipts	
10/15/21	AR0000	AR04		2.95	Owner Cash Receipts	
10/15/21	AR0000	AR04		375.00	Owner Cash Receipts	
10/18/21	AR0000	AR04		389.00	Owner Cash Receipts	
10/19/21	AR0000	AR04		778.00	Owner Cash Receipts	
10/19/21	AR0717	AR-717		778.00	Owner Cash Receipts	
10/20/21	AR0718	AR-718		390.00	Owner Cash Receipts	
10/21/21	AR0000	AR04		778.00	Owner Cash Receipts	
10/22/21	AR0000	AR04		389.00	Owner Cash Receipts	
10/22/21	AR0720	AR-720		322.00	Owner Cash Receipts	
10/25/21	AR0000	AR04		1,167.00	Owner Cash Receipts	
10/26/21	AR0000	AR04		1,556.00	Owner Cash Receipts	
10/27/21	AR0000	AR04		1,167.00	Owner Cash Receipts	
10/28/21	AR0000	AR04		1,167.00	Owner Cash Receipts	
10/29/21	AR0000	AR04		2,724.00	Owner Cash Receipts	
10/29/21	AR0721	AR-721		778.00	Owner Cash Receipts	
10/31/21	AR0000	AR08	30.00		Prepaid Application	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
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Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
2042	Prepaid Revenue	1,800.00CR	1,800.00	.00	1,800.00	.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/21	GJ0293	RECLASS	1,800.00		Premier Prop - 4th Qtr	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
2043	Accrued Expenses	.00	.00	.00	.00	.00
2045	Employee Holiday Fund	.00	.00	.00	.00	.00
2050	Deferred Club Renovation	.00	.00	.00	.00	.00
2240	Due to Operating	.00	.00	.00	.00	.00
2250	Due to Reserves	.00	.00	65,428.44	65,428.44CR	65,428.44CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/14/21	RJ0036	INTRFUND		65,428.44	Intrafund Rsrv TFR-2021	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3001	General Reserves	.00	.00	21,614.13	21,614.13CR	21,614.13CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/12/21	RJ0031	RSRV		21,614.13	Reserves 2021-2022	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3010	Reserves - Roof	.00	.00	.00	.00	.00
3015	Reserves - Bank Charges	.00	.00	.00	.00	.00
3050	Reserves - Street Lights	.00	.00	.00	.00	.00
3101	Prior Year Reserves	1,008,395.88CR	.00	65,428.44	65,428.44CR	1,073,824.32CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/14/21	RJ0036	INTRFUND		65,428.44	Intrafund Rsrv TFR-2021	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3290	Reserves - Interest	.00	.00	79.48	79.48CR	79.48CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/31/21	CR0000	ADJUST		.21	Ameris Interest	
10/31/21	CR0000	ADJUST		17.87	Valley Interest	
10/31/21	CR0000	ADJUST		5.80	Truist Interest	
10/31/21	CR0000	ADJUST		51.05	Cogent Interest	
10/31/21	CR0000	ADJUST		1.18	SouthState Interest	
10/31/21	CR0000	ADJUST		1.24	Compass Interest	
10/31/21	CR0000	ADJUST		2.13	PNC Interest	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3300	Prior Period Net Income (Loss)	843,007.08CR	65,428.44	.00	65,428.44	777,578.64CR

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
Ending account #: "Last" Ending date: 10/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	10/14/21 RJ0036 INTRFUND	65,428.44		Intrafund Rsrv TFR-2021		
3315	Prior Period	.00	883.49	.00	883.49	883.49
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	10/27/21 AP8779 VH8506	883.49		AMTRUST NORTH AMERICA		Workers Comp Audit
4110	Maintenance Assessment	.00	.00	108,531.00	108,531.00CR	108,531.00CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	10/01/21 AR0000 AR01		108,531.00	Apply Assmt/Opt Charges		
4111	Rental Income-Premier Prop	.00	.00	1,800.00	1,800.00CR	1,800.00CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	10/01/21 GJ0293 RECLASS		1,800.00	Premier Prop - 4th Qtr		
4115	Rental Contribution	.00	.00	16,500.00	16,500.00CR	16,500.00CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	10/26/21 AR0000 16995		16,500.00	Rental Contribution		
4118	Guard/Parking Fee	.00	.00	5,416.01	5,416.01CR	5,416.01CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	10/31/21 AR0000 12318		1,408.95	Rental Escrow ParkFee		
	10/31/21 GJ0313 BJ313		4,007.06	Pay Pal Parking Oct		
4120	Miscellaneous Income	.00	35.00	425.00	390.00CR	390.00CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	10/11/21 AR0000 AR06		65.00	Owner Expense Adjust.		
	10/14/21 AR0000 AR05		35.00	Delinq. Action Adm. Chgs		
	10/14/21 AR0000 AR06	35.00		Owner Expense Adjust.		
	10/14/21 AR0000 AR06		60.00	Owner Expense Adjust.		
	10/14/21 AR0000 AR06		65.00	Owner Expense Adjust.		
	10/14/21 AR0000 AR06		30.00	Owner Expense Adjust.		
	10/14/21 AR0000 AR06		75.00	Owner Expense Adjust.		
	10/14/21 AR0000 AR06		5.00	Owner Expense Adjust.		
	10/28/21 AR0000 AR06		30.00	Owner Expense Adjust.		
	10/28/21 AR0000 AR06		30.00	Owner Expense Adjust.		
	10/28/21 AR0000 AR06		30.00	Owner Expense Adjust.		
4160	Late Fees	.00	25.00	25.00	.00	.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	10/13/21 AR0000 AR06	25.00		Owner Expense Adjust.		

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
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Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	10/14/21 AR0000 AR02		25.00	Apply Late Fees		
4210	Interest Income	.00	.00	32.45	32.45CR	32.45CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/31/21 CR0000 ADJUST		11.41	Valley Interest		
	10/31/21 CR0000 ADJUST		11.46	Cogent interest		
	10/31/21 CR0000 ADJUST		5.64	SouthState Interest		
	10/31/21 CR0000 ADJUST		.37	Regions interest		
	10/31/21 CR0000 ADJUST		.46	Regions Ins Interest		
	10/31/21 CR0000 ADJUST		1.14	Compass Interest		
	10/31/21 CR0000 ADJUST		1.97	PNC Interest		
4950	Owner Adjustment	.00	1,101.00	1,101.00	.00	.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/07/21 AP8741 VH8470	356.00		ROBERT MITCHELL	Reimb RNS payment	
	10/07/21 AP8772 8470		356.00	ROBERT MITCHELL	Reimb RNS payment	
	10/07/21 AR0000 AR06		356.00	Owner Expense Adjust.		
	10/13/21 AR0000 AR06		389.00	Owner Expense Adjust.		
	10/13/21 AR0000 AR06	389.00		Owner Expense Adjust.		
	10/26/21 AP8773 VH8498	356.00		OCEAN RACQUET RENTAL ESCR	Reimb Rns Pmnt	
5120	Elevator	.00	602.26	.00	602.26	602.26
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/01/21 AP0040 VH8441	116.50		ESRM COMMUNICATIONS, LLC	MTHLY ELEVPHONEMONITORINC	
	10/31/21 RJ0018 PPDEXP	485.76		Elevator PPD exp		
5300	Building Maintenance	.00	2,859.51	41.27	2,818.24	2,818.24
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/19/21 AP8762 VH8480	364.00		TAYLOR REFRIGERATION &	Serv call A/C not cooling	
	10/19/21 AP8762 VH8486	21.85		HAGAN ACE HARDWARE	Bldg supplies	
	10/19/21 AP8762 VH8487	21.22		HAGAN ACE HARDWARE	8 Keys made	
	10/19/21 AP8762 VH8489	52.76		FLORIDA JANITOR & PAPER S	Bleach	
	10/25/21 AP0044 VH8494	57.00		DAVID W. RAKE	Mileage	
	10/25/21 AP8769 VH8493	29.73		HOME DEPOT CREDIT SERVICE	White SInt	
	10/25/21 AP8769 VH8495	73.33		HAGAN ACE HARDWARE	Bldg supplies	
	10/25/21 AP8769 VH8496	57.65		HAGAN ACE HARDWARE	Rat traps	
	10/26/21 AP8816 VH8541		41.27	HD SUPPLY FACILITIES	Credit	
	10/27/21 AP8775 VH8501	800.00		ALL AMERICAN PRESSURE CLE	Building clining	
	10/27/21 AP8775 VH8503	42.88		HAGAN ACE HARDWARE	Landscape/Bldg supplies	
	10/31/21 AP8784 VH8508	800.00		ALL AMERICAN PRESSURE CLE	Weekly carpet cleaning	
	10/31/21 AP8797 VH8520	539.09		HD SUPPLY FACILITIES	Vacuum	
5600	Termite Bond	.00	116.67	.00	116.67	116.67

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
Ending account #: "Last" Ending date: 10/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/31/21	RJ0021	TERMITE	116.67		Rec Temite Bond Exp	

6330	Insect Control - Grounds	.00	400.00	.00	400.00	400.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/31/21	AP0053	VH8515	400.00		ZENPURA PEST SOLUTIONS	MONTHLY PEST CONTROL

6540	Landscape Contract	.00	2,863.00	.00	2,863.00	2,863.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/11/21	AP0039	VH8471	2,863.00		BRIGHTVIEW LANDSCAPE SERV	MONTHLY LANDSCAPE MAINT

6550	Landscape Maintenance	.00	2,534.16	.00	2,534.16	2,534.16

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/11/21	AP0016	VH8474	160.00		THE LAKE DOCTORS, INC.	703283 MONTHLY LAKE SVC
10/11/21	AP8747	VH8475	340.80		GREAT AMERICAN	Pet waste bags
10/19/21	AP8762	VH8482	244.91		DON BELL SIGNS LLC	Road Sign lighting
10/19/21	AP8762	VH8483	1,490.00		OWEN ELECTRIC COMPANY, IN	Replaced metal halide
10/19/21	AP8762	VH8488	31.92		HAGAN ACE HARDWARE	Cable toes
10/19/21	AP8762	VH8490	150.00		ALL AMERICAN PRESSURE CLE	Pressure clean pavers
10/27/21	AP8775	VH8502	74.00		HAGAN ACE HARDWARE	Landscape supplies
10/27/21	AP8775	VH8503	25.53		HAGAN ACE HARDWARE	Landscape/Bldg supplies
10/31/21	AP8784	VH8509	17.00		HAGAN ACE HARDWARE	hOSE

7180	Community Service Officers	.00	11,212.50	.40	11,212.10	11,212.10

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/21	CR0000	ADJUST		.40	Adj ADP Fees	
10/01/21	GJ0307	BJ307	49.30		ADP Fees	
10/04/21	AP0024	VH8446	289.55		COMCAST	Community Service Officer
10/05/21	GJ0295	BJ295	5,004.50		Payroll	
10/05/21	GJ0295	BJ295	372.08		Payroll	
10/15/21	GJ0306	BJ306	27.71		ADP Fees	
10/18/21	GJ0301	BJ301	4,980.50		Payroll	
10/18/21	GJ0301	BJ301	370.26		Payroll	
10/29/21	GJ0303	BJ303	27.71		ADP Fees	
10/29/21	GJ0304	BJ304	28.39		ADP Fees	
10/31/21	RJ0018	PPDEXP	62.50		Camera Maint	

7185	CSO-Phone/Internet	.00	121.66	.00	121.66	121.66

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/21/21	AP0068	VH8492	121.66		COMCAST	GUARD INTERNET 0250226

7370	Pool Maintenance/Repair	.00	627.08	.00	627.08	627.08

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
Ending account #: "Last" Ending date: 10/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/19/21	AP8762	VH8485	310.98		HAWKINS INC	Pool supply
10/27/21	AP8775	VH8504	88.12		FLORIDA JANITOR & PAPER S	Bags
10/31/21	AP8797	VH8521	227.98		HAWKINS INC	Pool supplies

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7610	Cable Service	.00	22,335.63	.00	22,335.63	22,335.63

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/04/21	AP0005	VH8447	22,335.63		COMCAST	8495 74 309 0005067

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7620	Electricity - General	.00	3,251.17	.00	3,251.17	3,251.17

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/06/21	AP0006	VH8459	910.86		FPL	19899-04469 OFFICE ONLIN
10/06/21	AP0007	VH8460	276.03		FPL	29529-08461 # HM-4 ONLIN
10/06/21	AP0008	VH8461	256.74		FPL	39049-02487 # HM-6
10/06/21	AP0009	VH8462	203.12		FPL	39509-00484 # HM-5
10/06/21	AP0010	VH8463	305.25		FPL	49499-07416 # HM-3
10/06/21	AP0011	VH8464	197.99		FPL	69629-06498 # HM-1
10/06/21	AP0012	VH8465	246.49		FPL	79209-03460 # HM-2
10/06/21	AP0013	VH8466	456.33		FPL	79269-06418 # CLUB HSE
10/06/21	AP0014	VH8467	290.29		FPL	79279-04446 # HM-7
10/06/21	AP0015	VH8468	108.07		FPL	79869-08486 # HM-8

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7660	Trash Service	.00	653.82	.00	653.82	653.82

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/07/21	AP0065	VH8469	653.82		WASTE MANAGEMENT	2-72847-62379 MONTHLY WAS

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7690	Water/Sewer	.00	12,741.45	.00	12,741.45	12,741.45

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/15/21	AP0002	VH8476	12,741.45		ST. JOHNS COUNTY UTILITY	519761-109110 ONLINE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7960	On-Site Maintenance Payroll	.00	10,881.99	2,701.25	8,180.74	8,180.74

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/21	GJ0307	BJ307	49.30		ADP Fees	
10/05/21	GJ0295	BJ295	4,923.51		Payroll	
10/05/21	GJ0295	BJ295	376.65		Payroll	
10/15/21	GJ0306	BJ306	27.71		ADP Fees	
10/18/21	GJ0301	BJ301	5,061.52		Payroll	
10/18/21	GJ0301	BJ301	387.20		Payroll	
10/29/21	AR0000	17010		2,701.25	ORR Reimb Payroll	
10/29/21	GJ0303	BJ303	27.71		ADP Fees	
10/29/21	GJ0304	BJ304	28.39		ADP Fees	

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7965	On-Site Office Payroll	.00	12,967.59	9,667.95	3,299.64	3,299.64

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
Ending account #: "Last" Ending date: 10/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/21	GJ0307	BJ307	49.29		ADP Fees	
10/05/21	GJ0295	BJ295	5,652.17		Payroll	
10/05/21	GJ0295	BJ295	432.00		Payroll	
10/15/21	GJ0306	BJ306	27.70		ADP Fees	
10/18/21	GJ0301	BJ301	6,268.65		Payroll	
10/18/21	GJ0301	BJ301	481.71		Payroll	
10/29/21	AR0000	17009		9,667.95	ORR Reimb Payroll	
10/29/21	GJ0303	BJ303	27.70		ADP Fees	
10/29/21	GJ0304	BJ304	28.37		ADP Fees	

7995	Workers Compensation	.00	785.12	.00	785.12	785.12

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/13/21	GJ0300	BJ300	390.70		Work comp	
10/27/21	GJ0302	BJ302	394.42		Work Comp	

8020	Bank Charges	.00	1,525.00	.00	1,525.00	1,525.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/21	AP8745	VH8473	1,525.00		SOVEREIGN & JACOBS PROP M	2021/2022 Coupon Books

8400	Insurance-Wind/Prop/Liab/Umb	.00	13,399.08	.00	13,399.08	13,399.08

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/31/21	RJ0002	PPDINS	13,399.08		PPD INS	

8420	Insurance - Flood	.00	7,810.08	.00	7,810.08	7,810.08

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/31/21	RJ0003	SEP15	7,810.08		Flood Ins	

8560	Management Fees	.00	2,835.00	.00	2,835.00	2,835.00

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/21	AP0001	VH8433	2,835.00		SOVEREIGN & JACOBS PROP M	MTHLY MGMT FEE 2021/22

8675	PayPal Parking Fees	.00	327.94	.00	327.94	327.94

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/21	AP0063	VH8436	30.00		SOVEREIGN & JACOBS PROP M	PAYPAL MONTHLY FEE
10/31/21	AP0066	VH8534	262.94		OCEAN RACQUET RENTAL ESCR	PAY PAL FEES OCT
10/31/21	AP0066	VH8535	35.00		OCEAN RACQUET RENTAL ESCR	PAY PAL FEES OCT

8680	Office & Admin Expense	.00	1,887.06	.00	1,887.06	1,887.06

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/21
Ending account #: "Last" Ending date: 10/31/21

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance

10/05/21	AP8731	VH8454	200.00	ALL AMERICAN PRESSURE CLE	Office cleaning	
10/19/21	AP8762	VH8479	26.61	ERICA BERNAL	Reimb for web cam	
10/19/21	AP8762	VH8481	598.40	SOVEREIGN & JACOBS PROP M	Reimb Amex - Web-Camera	
10/27/21	AP8775	VH8499	110.23	ANDYS TAYLOR TRUE VALUE R	Power switch	
10/27/21	AP8775	VH8500	367.37	PIP PRINTING	Yellow Passes	
10/27/21	AP8777	VH8505	100.00	ALL AMERICAN PRESSURE CLE	Office Cleaning	
10/31/21	AP0003	VH8542	427.75	SOVEREIGN & JACOBS PROP M	MTHLY ADMIN FEES	
10/31/21	AP0050	VH8519	56.70	TOTAL SECURED DATA STORAG	MONTHLY STORAGE	

8710	Postage	.00	549.29	.00	549.29	549.29	

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/31/21	AP0003	VH8542	549.29		SOVEREIGN & JACOBS PROP M	MTHLY ADMIN FEES

8800	Computer Support	.00	79.25	.00	79.25	79.25	

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/31/21	AP0003	VH8542	79.25		SOVEREIGN & JACOBS PROP M	MTHLY ADMIN FEES

9010	Pooled Reserve Contribution	.00	21,614.13	.00	21,614.13	21,614.13	

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/12/21	RJ0031	RSRV	21,614.13		Reserves 2021-2022	

Gnd Total:	.00	713,899.09	713,899.09	.00	.00	

St Augustine Ocean & Racquet Club COA

Income/Expense Statement

Actual spreadsheet Start date: 10/01/21 Cutoff date: 10/31/21

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	Total
INCOME:													
04110	108531	0	0	0	0	0	0	0	0	0	0	0	108531
04111	1800	0	0	0	0	0	0	0	0	0	0	0	1800
04115	16500	0	0	0	0	0	0	0	0	0	0	0	16500
04118	5416	0	0	0	0	0	0	0	0	0	0	0	5416
04120	390	0	0	0	0	0	0	0	0	0	0	0	390
04160	0	0	0	0	0	0	0	0	0	0	0	0	0
04210	32	0	0	0	0	0	0	0	0	0	0	0	32
04950	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal Income	132669	0	0	0	0	0	0	0	0	0	0	0	132669
							EXPENSES						
BUILDING MAINTENANCE													
05120	602	0	0	0	0	0	0	0	0	0	0	0	602
05300	2818	0	0	0	0	0	0	0	0	0	0	0	2818
05600	117	0	0	0	0	0	0	0	0	0	0	0	117
BUILDING MAINTENANCE	3537	0	0	0	0	0	0	0	0	0	0	0	3537
GROUND MAINTENANCE													
06330	400	0	0	0	0	0	0	0	0	0	0	0	400
06540	2863	0	0	0	0	0	0	0	0	0	0	0	2863
06550	2534	0	0	0	0	0	0	0	0	0	0	0	2534
GROUND MAINTENANCE	5797	0	0	0	0	0	0	0	0	0	0	0	5797
GATES/SECURITY													
07180	11212	0	0	0	0	0	0	0	0	0	0	0	11212
07185	122	0	0	0	0	0	0	0	0	0	0	0	122
GATES/SECURITY	11334	0	0	0	0	0	0	0	0	0	0	0	11334
AMENITY/POOL/PARK/REC ARE													
07370	627	0	0	0	0	0	0	0	0	0	0	0	627
AMENITY/POOL/PARK/RE	627	0	0	0	0	0	0	0	0	0	0	0	627
UTILITIES													
07610	22336	0	0	0	0	0	0	0	0	0	0	0	22336
07620	3251	0	0	0	0	0	0	0	0	0	0	0	3251

St Augustine Ocean & Racquet Club COA

Income/Expense Statement

Actual spreadsheet Start date: 10/01/21 Cutoff date: 10/31/21

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	Total
07660	654	0	0	0	0	0	0	0	0	0	0	0	654
07690	12741	0	0	0	0	0	0	0	0	0	0	0	12741
UTILITIES	38982	0	0	0	0	0	0	0	0	0	0	0	38982
ON-SITE PAYROLL													
07960	8181	0	0	0	0	0	0	0	0	0	0	0	8181
07965	3300	0	0	0	0	0	0	0	0	0	0	0	3300
07995	785	0	0	0	0	0	0	0	0	0	0	0	785
ON-SITE PAYROLL	12266	0	0	0	0	0	0	0	0	0	0	0	12266
MANAGEMENT/ADMIN COSTS													
08020	1525	0	0	0	0	0	0	0	0	0	0	0	1525
08400	13399	0	0	0	0	0	0	0	0	0	0	0	13399
08420	7810	0	0	0	0	0	0	0	0	0	0	0	7810
08560	2835	0	0	0	0	0	0	0	0	0	0	0	2835
08675	328	0	0	0	0	0	0	0	0	0	0	0	328
08680	1887	0	0	0	0	0	0	0	0	0	0	0	1887
08710	549	0	0	0	0	0	0	0	0	0	0	0	549
08800	79	0	0	0	0	0	0	0	0	0	0	0	79
MANAGEMENT/ADMIN COS	28413	0	0	0	0	0	0	0	0	0	0	0	28413
RESERVE													
09010	21614	0	0	0	0	0	0	0	0	0	0	0	21614
RESERVE	21614	0	0	0	0	0	0	0	0	0	0	0	21614
TOTAL EXPENSES	122570	0	0	0	0	0	0	0	0	0	0	0	122570
CURRENT YEAR NET INCOME/	10100	0	0	0	0	0	0	0	0	0	0	0	10100