



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

November 2024

Prepared for

Bordeaux Village Association, No. 2, Inc.

By

Ameri- Tech Realty, Inc.

Management Financial Report

It is the intent of Ameri-Tech Property Management services to produce a comprehensive self-contained Financial Report, where as the validity and accuracy of the information being reported can be easily understood and substantiated. The following financial information is for Management purposes only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed, or Compiled at this time by an independent CPA.



Ameri-Tech Realty, Inc.
24701 U.S. Highway 19 N., Suite 102
Clearwater, Florida 33763

November 25, 2024

Re: HOMEOWNERS ASSOCIATION ACT, CHAPTER 720, AND CHAPTER 718 – CONDOMINIUMS FLORIDA STATUTES

TO WHOM IT MAY CONCERN

According to our records, your association has chosen to be responsible for maintaining its own storage boxes. Requirements have changed per Florida Statutes regarding records retention for Homeowner Associations and Condominiums.

Attached is a list of items and retention periods for laws regarding Homeowner Associations and Condominium record retention. Also included is a list of items required to be stored, however, not required to be on a website, but accessible to parties wishing to review HOA or Condo documents. Associations with more than 100 parcels are required to maintain a website.

If you currently have a website that is hosted by the management company, then this information is already being collected and posted on your website as it is received. The management company keeps a record of the current year's information stored on-site; i.e., monthly financials, tax information, copies of active contracts, etc.

If you do not have a website through the management company, please discuss options with your property manager as Ameri-Tech will host a website on your behalf for a nominal fee.

Please review the attached and make sure that your association is compliant with these new statutes. Your association has the sole responsibility of adhering to and ensuring that this information is available should it be requested by a homeowner or law enforcement agency.

Because you have chosen to keep your own storage records, Ameri-Tech is held harmless from any responsibility to provide said records or any knowledge of the status of such records. The only records we maintain on your behalf are the current year as mentioned above.

Sincerely,

AMERI-TECH REALTY SERVICES, INC

	Retention Period Per Statute
HOAS - Items Required for website	
Documents	
The recorded declaration of covenants and a copy of each amendment thereto.	Permanent
The recorded bylaws of the association and each amendment thereto.	Permanent
The articles of Incorporation of the association and each amendment thereto.	Permanent
The current rules of the association.	Permanent
Rules governing the method or policy by which the official records of the association are to be retained and the time period such records must be maintained.	Permanent
Contracts	
All contracts or transactions between the association and any director, officer, corporation, firm, or association that is not an affiliated homeowners' association or any other entity in which a director of an association is also a director or an officer and has a financial interest.	7 years
Any contract or document regarding a conflict of interest or possible conflict of interest as provided in ss. 468.436(2)(b)6. and 720.3033(2).	7 years
Financial	
The annual budget required by subsection (6) and any proposed budget to be considered at the annual meeting.	7 years
The financial report required by subsection (7) and any monthly income or expense statement to be considered at a meeting.	7 years
Board	
The certification of each director as required by s. 720.3033(1)(a).	7 years
Meetings	
Notice of any scheduled meeting of members and the agenda for the meeting, as required by s. 720.306, at least 14 days before such meeting. The notice must be posted in plain view on the homepage of the website or application, or on a separate subpage of the website or application labeled "Notices" which is conspicuously visible and linked from the homepage. The association shall also post on its website or application any document to be considered and voted on by the members during the meeting or any document listed on the meeting agenda at least 7 days before the meeting at which such document or information within the document will be considered.	7 years
Notice of any board meeting, the agenda, and any other document required for such meeting as required by subsection (3), which must be posted on the website or application no later than the date required for notice under subsection (3).	7 years
Insurance	
The association's current insurance policies.	7 years
Manager	
The name and contact information for each community association manager or representative of a community association management firm assigned to the homeowners' association, the manager's or representative's hours of availability, and a summary of the duties for the manager or representative is responsible. The community association manager or community association management firm shall update the homeowners' association and its members within 14 business days after any change to such information.	Permanent

Additional Official Records NOT REQUIRED on website		
Hurricane Protection Policy		Permanent
Records Retention Policy		Permanent
Minutes of all meetings of the members of an association and of the board of directors of an association must be maintained in written form		7 years
Copies of any plans, specifications, permits, and warranties related to improvements constructed on the common areas or other property that the association is obligated to maintain, repair, or replace.		7 years
A current roster of all members and their designated mailing addresses and parcel identifications. A member's designated mailing address is the member's property address, unless the member has sent written notice to the association requesting that a different mailing address be used for all required notices. The association shall also maintain the e-mail addresses and the facsimile numbers designated by members for receiving notice sent by electronic transmission of those members consenting to receive notice by electronic transmission.		Current
All of the association's insurance policies or a copy thereof		7 years
A current copy of all contracts to which the association is a party, including, without limitation, any management agreement, lease, or other contract under which the association has any obligation or responsibility.		7 years
Bids received by the association for work to be performed must also be considered official records		1 year
Ballots, sign-in sheets, voting proxies, and all other papers and electronic records relating to voting by parcel owners, which must be maintained for at least 1 year after the date of the election, vote, or meeting.		1 year
A copy of the disclosure summary described in s. 720.401(1).		7 years
All affirmative acknowledgments made pursuant to s. 720.3085(3)(c)3.		7 years
All other written records of the association not specifically included in this subsection which are related to the operation of the association.		7 years
Financials		
Accurate, itemized, and detailed records of all receipts and expenditures.		7 years
A current account and a periodic statement of the account for each member, designating the name and current address of each member who is obligated to pay assessments, the due date and amount of each assessment or other charge against the member, the date and amount of each payment on the account, and the balance due.		7 years
All tax returns, financial statements, and financial reports of the association.		7 years
Any other records that identify, measure, record, or communicate financial information.		7 years
Board Member Education		
Certificate of completion of approved educational curriculum		7 years
Board Member continuing education certificates (4 hours for HOAs 2,499 units 8 hours for HOAs with 2,500 units)		7 years

HB 1203

- **Community Association Manager (“CAM”) Regulations** – A CAM or CAM firm shall do all of the following (F.S. 468.4334):
 - Annually attend at least one member meeting or board meeting of the Association.
 - Provide to Association members certain information, including the contact person, contact information, and the hours of availability.
 - Provide the community’s upon request a copy of the contract between the Association and the CAM or CAM firm.
 - Annually complete at least 10 hours of continuing education.
 - Every two years complete at least five hours of continuing education that pertains to homeowners’ Associations, three hours of which must relate to recordkeeping.
- **Official Records** (F.S. 720.303(4))
 - By January 1, 2025, Associations with 100 or more parcels must maintain a digital copy of certain official records on the Association’s website (which includes an online portal provided by a CAM firm) or through an application on a mobile device. The Association must provide all members with a username and password and access to the protected sections of the website that contain the official documents upon request.
 - Associations must maintain official records for at least seven years, unless the governing documents of the Association require a longer period of time.
 - Associations must create a written record retention policy.
 - Associations must provide a copy of records or otherwise make the records available that are subpoenaed by a law enforcement agency within five days of receiving a subpoena.
 - Criminal penalties are imposed for destroying or withholding records under certain circumstances.
- **Financial Reporting**

- Associations with 1,000 or more parcels must prepare audited financial statements on an annual basis regardless of the total overall budget.
- Associations may not vote to waive down the required type of financial statement (compilation, review, or audit) for consecutive years. *F.S. 720.303(7)*
- Associations may not use debit cards. *F.S. 720.303(13)*
- Association members may make a written request for a detailed accounting of any amounts owed to the Association. If the Association fails to provide the accounting within 15 business days of a written request, any outstanding fines of the requester are waived if the fine is more than 30 days past due and the Association did not give prior written notice that the fine was imposed. Members may only request one detailed accounting every 90 days. *F.S. 720.303(14)*

- ***Director Education***

- Newly elected or appointed directors must, within 90 days of being elected or appointed, complete a certification course by a State approved provider. The educational curriculum must include training relating to financial literacy and transparency, recordkeeping, levying of fines, and notice and meeting requirements. The educational certification must be renewed every 4 years. *F.S. 720.3033*
- Directors must now also complete ongoing continuing education as follows:
 - Directors in Associations with fewer than 2,500 parcels must complete at least four hours of continuing education annually.
 - Directors in Associations with 2,500 or more parcels must complete at least eight hours of continuing education annually.

- ***Fining and Enforcement***

- When denying an architectural application, the Association must provide written notice to the parcel owner of the rule or covenant relied upon for such denial. *F.S. 720.3035*
- The Association cannot require review of an HVAC, refrigeration, heating, or ventilating system that is not visible from a parcel's frontage, an adjacent parcel, common area, or community golf course, if a substantially similar system has been previously approved.

- Associations may not prohibit an owner from inviting, hiring, or allowing entry to a contractor or worker on the owner's parcel solely because the contractor or worker is not on a preferred vendor list of the homeowners' Association or does not have a professional or occupational license.
- Adding to the "backyard" enforcement rule passed last year, Associations may not prevent a homeowner from installing or displaying vegetable gardens and clotheslines (in addition to other items) in areas not visible from the frontage of the parcel, an adjacent parcel, an adjacent common area, or a community golf course. This clarifies that the Association may still issue backyard violations if the violation can be observed from Association common area in addition to the frontage of the parcel and an adjoining parcel. *F.S. 720.3045*
- Associations may not prohibit the parking of a personal vehicle, including a pickup truck, in the property owner's driveway or in any other area where they have a right to park. *F.S. 720.3075(3)(b)*
- Associations may not prohibit a work vehicle, which is not a commercial motor vehicle as defined by statute, in the property owner's driveway. Florida Statute 320.01(25) defines a commercial vehicle as exceeding 26,001 lbs. or 3 or more axels, so these are the only commercial vehicles that can be prohibited from being parked in public view on the owner's driveway. *F.S. 720.3075(3)(b)*
- Members may not be prohibited from operating a vehicle in conformance with state traffic laws on public roads or rights-of-way or the property owner's parcel, unless the vehicle is a commercial motor vehicle.
- First responder vehicles may be parked anywhere that other permitted vehicles may be parked, including on public roads or rights-of-way within the Association.
- The fining process has been modified to require the following (*F.S. 720.305*):
 - The 14-day notice of the hearing must be in writing.
 - The fining hearing must be held within 90 days of the notice of hearing.
 - The committee may hold the hearing by telephone or other electronic means.

- If the violation is cured by the hearing, a fine cannot be imposed.
- The fining committee's decision must be provided to the owner within 7 days of the hearing, and such letter must also advise how the violation may be cured.
- The due date for paying the fine must be at least 30 days after delivery of the written notice of the committee's decision.
- Attorney fees and costs cannot be incurred for the violation the owner is being fined for between the fining hearing and the date set for the fine to be paid. Practically, this means that if the Association's governing documents permit pre-litigation attorney fees to be assessed to the owner, such fees can be incurred before the fine is levied, and after the fining process is complete.
- Associations may not fine for an owner leaving garbage receptacles at the curb or end of the driveway less than 24 hours before or after the designated garbage collection day or time.
- Association may not fine for leaving holiday decorations or lights up longer than indicated in the governing documents, unless such decorations or lights are left up for longer than one week after the Association provides written notice of the violation to the parcel owner.

HB 1203 – HOA REFORM BILL

WEBSITE REQUIREMENTS



- Must be accessible through the internet and include a separate section that is only accessible by parcel owners and employees of the association.
- Upon written request by an owner, the association must provide the owner with a username, password and access to the protected sections of the website or application.
- The association must ensure that the records and information that is statutorily inaccessible to members or parcel owners are not posted on the website or application.
- If protected information is included in documents that are posted on the website, the association must ensure that such information is redacted before posting the documents.
- The association is not liable for disclosing protected or restricted information unless such a disclosure is made with a knowing or intentional disregard of the protected or restricted nature of such information.

HB 1203 – HOA REFORM BILL

WEBSITE REQUIREMENTS

Notices of any scheduled member and/or board meetings and the agenda for such meetings be posted in plain view on the homepage of the website or application, or on a separate subpage of the website or application labeled NOTICES, conspicuously visible and linked from the homepage.

For membership meetings, the Association is required to post on its website or app any document (i.e. contract, amendment, etc.) to be considered on the meeting agenda for at least 7 days before the meeting at which such document or information within the document will be considered.



HB 1203 – HOA REFORM BILL

WEBSITE REQUIREMENTS

By January 1, 2025, associations with 100 or more parcels must post the following documents on their website or make it available with a mobile app:

- ✓ The articles of incorporation, recorded by-laws, and declaration of covenants for the Association, and a copy of each amendment thereto
- ✓ The current rules and regulations
- ✓ A list of all executory contract or documents to which association is a party or under which the association or the parcel owners have an obligation or responsibility and, after bidding for the related materials, equipment or services has closed, a list of bids received by the association within the past year
- ✓ The annual budget and any proposed budget to be considered at the annual meeting
- ✓ The financial report and any monthly income or expense statement to be considered at a meeting;
- ✓ Current insurance policies
- ✓ Certifications of each director

HB 1203 – HOA REFORM BILL

WEBSITE REQUIREMENTS

- ✓ Certifications of each director
- ✓ All contracts or transactions between the association and any director, officer, corporation, firm, association that is not an affiliated homeowners' association, or any other entity that a director of the association is also a director or officer and has a financial interest
- ✓ Any contract or document regarding a conflict of interest or potential conflict of interest.

NOTE: The conflicts considered under this section are contracts between the association and an entity in which the property manager has a financial interest and was required to disclose under Section 468.436(2)(b)(6) and contracts between the association and a director or entity in which the director is financially interested in and was required to disclose pursuant to Section 720.3033(2).



Balance Sheet - Operating
 Bordeaux Village Association, No. 2, Inc.
 End Date: 11/30/2024

Date: 12/6/2024
 Time: 3:01 pm
 Page: 1

Assets

OPERATING FUNDS

11-1015-00-00 South State Operating - 0663	\$7,975.50	
11-1020-00-00 General - (06) Acct	2,795.18	
Total OPERATING FUNDS:		\$10,770.68

RESERVE FUNDS

12-1035-00-00 South State Reserve - 0666	210,689.44	
12-1047-00-00 Truist - (07) Money Market	89,440.04	
12-1055-00-00 New Cadence CD	100,000.00	
12-1710-00-00 Special Assessment Funds due to Res from OP	7,480.00	
Total RESERVE FUNDS:		\$407,609.48

Total Assets: \$418,380.16

Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves- Painting	98,920.11	
20-2020-00-00 Reserves- Paving	65,121.06	
20-2030-00-00 Reserves- Roof	123,683.79	
20-2080-00-00 Reserves - Interest	6,084.75	
20-2100-00-00 Reserves- Deferred Maintenance	81,363.77	
20-2110-00-00 Reserves- Street Lighting	32,436.00	
Total LIABILITIES:		\$407,609.48

PREPAID/MISC LIABILITIES

23-2710-00-00 Special Assessment Funds due to Res from OP	7,480.00	
Total PREPAID/MISC LIABILITIES:		\$7,480.00

EQUITY/CAPITAL

30-3200-00-00 Prior Years	(844.02)	
Total EQUITY/CAPITAL:		(\$844.02)

Net Income Gain / Loss	4,134.70	
		\$4,134.70

Total Liabilities & Equity: \$418,380.16



Income Statement - Operating
Bordeaux Village Association, No. 2, Inc.
 11/30/2024

Date: 12/6/2024
 Time: 3:01 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$26,018.23	\$28,056.00	(\$2,037.77)	\$309,290.01	\$308,616.00	\$674.01	\$336,672.00
4020 Late Fees	-	-	-	3,378.29	-	3,378.29	-
4100 2023 Special Assessment	-	-	-	6,544.58	-	6,544.58	-
4110 Special Assessment- Mgmt & Shortfall	-	-	-	2,368.32	-	2,368.32	-
4400 Interest Income	0.39	-	0.39	6.86	-	6.86	-
4500 Application Fees	125.00	-	125.00	950.00	-	950.00	-
4800 Other Income/Legal	-	-	-	1,606.23	-	1,606.23	-
Total REVENUE	26,143.62	28,056.00	(1,912.38)	324,144.29	308,616.00	15,528.29	336,672.00
OPERATING EXPENSES							
ADMINISTRATIVE							
5010 Office Expenses	155.00	166.67	11.67	3,554.91	1,833.37	(1,721.54)	2,000.00
5015 Bank Charges	6.00	29.75	23.75	21.00	327.25	306.25	357.00
5300 Insurance-	7,673.39	9,833.33	2,159.94	108,492.97	108,166.63	(326.34)	118,000.00
5310 Insurance- Flood	2,833.33	2,833.33	-	30,232.66	31,166.63	933.97	34,000.00
5400 Ground Maint	2,550.00	1,950.00	(600.00)	21,174.00	21,450.00	276.00	23,400.00
5410 Ground Maint Extras	-	100.00	100.00	285.00	1,100.00	815.00	1,200.00
5420 Tree Trimming	-	416.67	416.67	-	4,583.37	4,583.37	5,000.00
5600 Licenses & Permits	-	20.83	20.83	-	229.13	229.13	250.00
5610 State Corp Fees	-	7.50	7.50	90.00	82.50	(7.50)	90.00
5620 Annual Condo Fees	-	14.00	14.00	388.08	154.00	(234.08)	168.00
5800 Management Fee Exp. 8/24 - 60 day notice	825.00	825.00	-	9,075.00	9,075.00	-	9,900.00
5900 Legal & Professional Fees	-	250.00	250.00	4,817.69	2,750.00	(2,067.69)	3,000.00
5950 Tax Preparation	-	18.75	18.75	-	206.25	206.25	225.00
6100 Building Maint	3,200.00	1,533.83	(1,666.17)	6,937.50	16,872.13	9,934.63	18,406.00
6110 Sprinkler Repair / Maint	-	100.00	100.00	137.00	1,100.00	963.00	1,200.00
6140 Plumbing	1,144.75	625.00	(519.75)	1,144.75	6,875.00	5,730.25	7,500.00
6180 Lake Maintenance	260.00	105.00	(155.00)	2,000.00	1,155.00	(845.00)	1,260.00
7000 Electric	2.67	131.25	128.58	1,351.96	1,443.75	91.79	1,575.00
7001 Trash	2,697.26	1,458.33	(1,238.93)	24,329.15	16,041.63	(8,287.52)	17,500.00
7002 Water/Sewer	4,147.40	2,666.67	(1,480.73)	38,064.76	29,333.37	(8,731.39)	32,000.00
8010 SA- Engineering Fees	-	-	-	4,888.50	-	(4,888.50)	-
8080 2024 Storm Repairs	7,135.67	-	(7,135.67)	8,353.67	-	(8,353.67)	-
Total ADMINISTRATIVE	32,630.47	23,085.91	(9,544.56)	265,338.60	253,945.01	(11,393.59)	277,031.00
NON OPERATING EXPENSES							
9010 Reserves- Painting	1,100.00	1,100.00	-	12,100.00	12,100.00	-	13,200.00
9020 Reserves- Paving	1,760.00	1,760.00	-	19,360.00	19,360.00	-	21,120.00
9030 Reserves- Roof	1,666.67	1,666.67	-	18,333.37	18,333.37	-	20,000.00
9100 Reserves- Deferred Maintenance	443.42	443.42	-	4,877.62	4,877.62	-	5,321.00
Total NON OPERATING EXPENSES	4,970.09	4,970.09	-	54,670.99	54,670.99	0.00	59,641.00
Total OPERATING EXPENSES	\$37,600.56	\$28,056.00	(\$9,544.56)	\$320,009.59	\$308,616.00	(\$11,393.59)	\$336,672.00
COMBINED NET INCOME	(\$11,456.94)	\$-	(\$11,456.94)	\$4,134.70	\$-	\$4,134.70	\$-



Income Statement Summary - Operating

Bordeaux Village Association, No. 2, Inc.

Fiscal Period: November 2024

Date: 12/6/2024

Time: 3:01 pm

Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	30,234.00	27,174.97	30,122.00	26,054.00	27,402.43	29,155.76	30,742.43	30,950.62	26,059.00	25,376.57	26,018.23	-	\$309,290.01
4020 Late Fees	-	-	1,056.79	-	-	-	2,321.50	-	-	-	-	-	3,378.29
4100 2023 Special Assessment	-	-	3,272.29	-	-	-	3,272.29	-	-	-	-	-	6,544.58
4110 Special Assessment- Mgmt & Shortfall	-	1,120.00	560.00	-	-	128.32	560.00	-	-	-	-	-	2,368.32
4400 Interest Income	1.07	0.73	0.77	0.64	0.57	0.64	0.53	0.53	0.56	0.43	0.39	-	6.86
4500 Application Fees	-	150.00	175.00	(50.00)	300.00	125.00	125.00	-	-	-	125.00	-	950.00
4800 Other Income/Legal	-	-	-	242.57	242.57	-	1,121.09	-	-	-	-	-	1,606.23
Total REVENUE	30,235.07	28,445.70	35,186.85	26,247.21	27,945.57	29,409.72	38,142.84	30,951.15	26,059.56	25,377.00	26,143.62	-	324,144.29
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	382.75	174.00	191.00	127.05	231.00	955.41	253.50	146.00	435.00	504.20	155.00	-	3,554.91
5015 Bank Charges	-	15.00	-	-	-	-	-	-	-	-	6.00	-	21.00
5300 Insurance-	20,878.91	10,157.16	10,691.75	11,158.80	-	10,812.01	9,429.92	9,367.92	10,578.22	7,744.89	7,673.39	-	108,492.97
5310 Insurance- Flood	-	-	-	-	-	23,768.00	-	-	798.00	2,833.33	2,833.33	-	30,232.66
5400 Ground Maint	1,950.00	2,050.00	-	2,110.00	1,950.00	2,050.00	4,269.00	2,295.00	1,950.00	-	2,550.00	-	21,174.00
5410 Ground Maint Extras	-	-	-	-	-	285.00	-	-	-	-	-	-	285.00
5610 State Corp Fees	90.00	-	-	-	-	-	-	-	-	-	-	-	90.00
5620 Annual Condo Fees	-	-	-	-	-	388.08	-	-	-	-	-	-	388.08
5800 Management Fee Exp. 8/24 - 60 day notice	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	-	9,075.00
5900 Legal & Professional Fees	207.81	1,167.50	60.00	450.00	1,236.38	346.00	-	540.00	330.00	480.00	-	-	4,817.69
6100 Building Maint	627.00	1,200.00	-	100.00	457.97	-	500.00	275.00	577.53	-	3,200.00	-	6,937.50
6110 Sprinkler Repair / Maint	-	-	-	-	137.00	-	-	-	-	-	-	-	137.00
6140 Plumbing	-	-	-	-	-	-	-	-	-	-	1,144.75	-	1,144.75
6180 Lake Maintenance	105.00	105.00	110.00	110.00	110.00	110.00	110.00	110.00	610.00	260.00	260.00	-	2,000.00
7000 Electric	148.67	117.08	135.89	136.65	103.67	164.61	124.92	121.04	110.71	186.05	2.67	-	1,351.96
7001 Trash	2,216.61	1,916.17	2,236.63	1,925.56	1,922.43	1,906.13	2,374.42	2,374.42	2,360.26	2,399.26	2,697.26	-	24,329.15
7002 Water/Sewer	6,545.25	-	1,514.29	7,226.61	2,002.34	2,823.50	4,084.09	2,823.50	4,074.28	2,823.50	4,147.40	-	38,064.76
8010 SA- Engineering Fees	-	-	-	4,888.50	-	-	-	-	-	-	-	-	4,888.50
8080 2024 Storm Repairs	-	-	-	-	-	-	-	-	-	1,218.00	7,135.67	-	8,353.67
Total ADMINISTRATIVE	33,977.00	17,726.91	15,764.56	29,058.17	8,975.79	44,433.74	21,970.85	18,877.88	22,649.00	19,274.23	32,630.47	-	265,338.60
NON OPERATING EXPENSES													
9010 Reserves- Painting	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	-	12,100.00
9020 Reserves- Paving	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	1,760.00	-	19,360.00
9030 Reserves- Roof	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	-	18,333.37
9100 Reserves- Deferred Maintenance	443.42	443.42	443.42	443.42	443.42	443.42	443.42	443.42	443.42	443.42	443.42	-	4,877.62
Total NON OPERATING EXPENSES	4,970.09	4,970.09	4,970.09	4,970.09	4,970.09	4,970.09	4,970.09	4,970.09	4,970.09	4,970.09	4,970.09	-	54,670.99
Total OPERATING EXPENSES	38,947.09	22,697.00	20,734.65	34,028.26	13,945.88	49,403.83	26,940.94	23,847.97	27,619.09	24,244.32	37,600.56	-	320,009.59
Net Income:	(8,712.02)	5,748.70	14,452.20	(7,781.05)	13,999.69	(19,994.11)	11,201.90	7,103.18	(1,559.53)	1,132.68	(11,456.94)	-	4,134.70