

# **February 2024 Financial Statement Package**

DeSantis Community Management, LLC

Terrace Park of Five Towns No. 20, Inc.

Wednesday, March 13, 2024

## Table of Contents

<b>Section</b>	<b>Report</b>	<b>Description</b>
1	Balance Sheet - By Range	The financial summary of a community or other business entity at a point in time.
2	Detailed Income Statement - By Range	The income minus the expenses of a community or other business entity over a period of time compared to budgets.
3	Yearly Income Statement - By Range	A cumulative income statement displaying for each accounting period.
4	Aged Owner Balance	The list of owners with balances over 30 days.
5	Prepaid Owners	The list of owners with a prepaid balance.
6	Owner AR Activity	A summary of accounts receivable activity for all owners during a period of time.
7	Check Register	The list of all checks written for a community during a period of time.
8	AP Open Items	The AP Open Item Report shows all Open (unpaid) Invoices for each Vendor 'as of' a date specified by the user.
9	AP Distribution to GL	A report that shows all entries made to the General Ledger coming from the Accounts Payable system for a range of dates.
10	General Ledger Detail	Shows General Ledger activity and supporting information for a given time period.
11	Bank Reconciliation	Bank reconciliation history for a given bank account.
12	Bank Reconciliation	Bank reconciliation history for a given bank account.

# Terrace Park of Five Towns No. 20, Inc.

Run Date: 03/12/2024

Run Time: 08:12 PM

## BALANCE SHEET As of: 02/29/2024 Assets

Account #	Account Name	Total
<b>Operating Assets</b>		
100000	Operating Checking - Truist *5739	\$1,782.62
129999	Due to / Due (from) Reserve	(\$46,926.63)
	OPERATING ASSETS TOTAL:	(\$45,144.01)
 <b>Accounts Receivable</b>		
130000	Maintenance Fees Receivable	\$1,295.17
	ACCOUNTS RECEIVABLE TOTAL:	\$1,295.17
 <b>Reserve Assets</b>		
140000	Reserve Checking - Truist *5747	\$96,657.12
149000	Due to / Due (from) Operating	\$46,926.63
	RESERVE ASSETS TOTAL:	\$143,583.75
	TOTAL ASSETS:	\$99,734.91

## Liabilities

Account #	Account Name	Total
<b>Operating Liabilities</b>		
230000	Prepaid Assessments	\$6,728.29
	OPERATING LIABILITIES TOTAL:	\$6,728.29
 <b>Reserve Liabilities</b>		
250000	Paving Reserve	\$9,322.39
251000	Painting Reserve	(\$9,668.90)
252000	Roof Reserve	\$19,708.15
254000	Elevator Reserve	\$2,892.99
255000	Sealcoating/Striping Reserve	\$539.00
256000	Water Heater Reserve	\$3,995.96
257000	Water Pipe Reserve	\$2,673.46
259000	Pass Thru Reserve	(\$1,810.30)
264000	Flood Insurance Reserve	\$7,370.30
265000	Insurance Reserve	\$24,555.68
267200	Railing Reserve	\$6,140.19
284000	Cable Reserve	\$4,080.00
291000	Other Capital Exp / Deferred Maint Reserve	\$82,654.60
295000	Interest Reserve	\$1,277.67
299999	Prior Management Balance Adjustment	(\$10,147.44)
	RESERVE LIABILITIES TOTAL:	\$143,583.75

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	TOTAL LIABILITIES:	<u>\$150,312.04</u>

**Equity**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
	<b>Equity</b>	
399999	Fund Balance	<u>(\$41,443.37)</u>
	EQUITY TOTAL:	<u>(\$41,443.37)</u>
	Current Year Net Income/(Loss)	<u>(\$9,133.76)</u>
	TOTAL EQUITY:	<u>(\$50,577.13)</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$99,734.91</u></u>

# Terrace Park of Five Towns No. 20, Inc.

Run Date: 03/12/2024  
Run Time: 08:12 PM

## INCOME STATEMENT

Start: 02/01/2024 | End: 02/29/2024

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
401000 Maintenance Fee Income	10,737.16	10,737.12	0.04	21,474.32	21,474.24	0.08	128,845.45
421000 Interest Income - Oper	0.04	0.00	0.04	0.41	0.00	0.41	0.00
425000 Reserve Interest Income	226.42	100.00	126.42	380.53	200.00	180.53	1,200.00
436000 Miscellaneous Income	0.00	103.25	(103.25)	0.00	206.50	(206.50)	1,239.00
437000 Application Fees	250.00	33.33	216.67	250.00	66.66	183.34	400.00
461000 Other/Misc Income	65.00	0.00	65.00	130.00	0.00	130.00	0.00
<b>Income Total</b>	<b>11,278.62</b>	<b>10,973.70</b>	<b>304.92</b>	<b>22,235.26</b>	<b>21,947.40</b>	<b>287.86</b>	<b>131,684.45</b>
<b>Total Income</b>	<b>11,278.62</b>	<b>10,973.70</b>	<b>304.92</b>	<b>22,235.26</b>	<b>21,947.40</b>	<b>287.86</b>	<b>131,684.45</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Administrative Expenses</b>							
510000 Office Expenses / Administrative	18.25	17.00	(1.25)	374.74	34.00	(340.74)	204.00
512000 Printing and Copies	0.00	0.00	0.00	57.60	0.00	(57.60)	0.00
513000 Postage	0.00	7.00	7.00	51.04	14.00	(37.04)	84.00
526000 Licenses, Permits & Fees	0.00	6.25	6.25	0.00	12.50	12.50	75.00
530000 Property Management Contract	1,132.00	563.33	(568.67)	1,698.00	1,126.66	(571.34)	6,760.00
541000 Corp Annual Report / Division Fee...	0.00	16.00	16.00	128.00	32.00	(96.00)	192.00
557000 Bank Fees	36.00	0.00	(36.00)	36.00	0.00	(36.00)	0.00
<b>Administrative Expenses Total</b>	<b>1,186.25</b>	<b>609.58</b>	<b>(576.67)</b>	<b>2,345.38</b>	<b>1,219.16</b>	<b>(1,126.22)</b>	<b>7,315.00</b>
<b>Insurance Expenses</b>							
590000 Insurance Premiums	6,391.03	3,267.08	(3,123.95)	6,391.03	6,534.16	143.13	39,205.00
<b>Insurance Expenses Total</b>	<b>6,391.03</b>	<b>3,267.08</b>	<b>(3,123.95)</b>	<b>6,391.03</b>	<b>6,534.16</b>	<b>143.13</b>	<b>39,205.00</b>
<b>Maintenance Expenses</b>							
610000 Building Maintenance	3,380.18	500.00	(2,880.18)	3,601.49	1,000.00	(2,601.49)	6,000.00
630100 Landscape Maintenance	0.00	25.00	25.00	0.00	50.00	50.00	300.00
636100 Elevator Repair & Maint	5,250.00	89.00	(5,161.00)	5,250.00	178.00	(5,072.00)	1,068.00
636200 Elevator Telephone	121.94	123.00	1.06	243.86	246.00	2.14	1,476.00
638000 Pest Control	0.00	70.00	70.00	192.60	140.00	(52.60)	840.00
639000 Fire Alarm Monitoring	0.00	85.58	85.58	256.80	171.16	(85.64)	1,027.00
639200 Fire Prevention & Protection	0.00	58.33	58.33	622.21	116.66	(505.55)	700.00
<b>Maintenance Expenses Total</b>	<b>8,752.12</b>	<b>950.91</b>	<b>(7,801.21)</b>	<b>10,166.96</b>	<b>1,901.82</b>	<b>(8,265.14)</b>	<b>11,411.00</b>
<b>Utilities</b>							
731000 Cable	2,011.65	2,011.00	(0.65)	4,023.30	4,022.00	(1.30)	24,132.00
790000 Utility Pass Thru (Bldg - Elect/W...	0.00	104.17	104.17	0.00	208.34	208.34	1,250.00
<b>Utilities Total</b>	<b>2,011.65</b>	<b>2,115.17</b>	<b>103.52</b>	<b>4,023.30</b>	<b>4,230.34</b>	<b>207.04</b>	<b>25,382.00</b>
<b>Reserve Transfers</b>							
910000 Reserve Funding	4,030.91	4,030.95	0.04	8,061.82	8,061.90	0.08	48,371.45
911000 Reserve Interest Transfer	226.42	0.00	(226.42)	380.53	0.00	(380.53)	0.00
<b>Reserve Transfers Total</b>	<b>4,257.33</b>	<b>4,030.95</b>	<b>(226.38)</b>	<b>8,442.35</b>	<b>8,061.90</b>	<b>(380.45)</b>	<b>48,371.45</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total Expense</b>	<b>22,598.38</b>	<b>10,973.69</b>	<b>(11,624.69)</b>	<b>31,369.02</b>	<b>21,947.38</b>	<b>(9,421.64)</b>	<b>131,684.45</b>
<b>Net Income</b>	<b>(11,319.76)</b>	<b>0.01</b>	<b>(11,319.77)</b>	<b>(9,133.76)</b>	<b>0.02</b>	<b>(9,133.78)</b>	<b>0.00</b>

# Terrace Park of Five Towns No. 20, Inc.

Run Date: 03/12/2024

Run Time: 08:12 PM

## YEARLY INCOME STATEMENT

Start: 01/01/2024 | End: 02/29/2024

### INCOME

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Income													
401000 Maintenance Fee Income	\$10,737.16	\$10,737.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,474.32
421000 Interest Income - Oper	\$0.37	\$0.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.41
425000 Reserve Interest Income	\$154.11	\$226.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$380.53
437000 Application Fees	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00
461000 Other/Misc Income	\$65.00	\$65.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00
<b>Sub Total Income</b>	<b>\$10,956.64</b>	<b>\$11,278.62</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$22,235.26</b>
<b>TOTAL INCOME</b>	<b>\$10,956.64</b>	<b>\$11,278.62</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$22,235.26</b>

### EXPENSE

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Administrative Expenses													
510000 Office Expenses / Administrative	\$356.49	\$18.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$374.74
512000 Printing and Copies	\$57.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$57.60
513000 Postage	\$51.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51.04
530000 Property Management Contract	\$566.00	\$1,132.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,698.00
541000 Corp Annual Report / Division Fees	\$128.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$128.00
557000 Bank Fees	\$0.00	\$36.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36.00
<b>Sub Total Administrative Expenses</b>	<b>\$1,159.13</b>	<b>\$1,186.25</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,345.38</b>

<b>Account</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>July</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Total</b>
Insurance Expenses													
590000 Insurance Premiums	\$0.00	\$6,391.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,391.03
<b>Sub Total Insurance Expenses</b>	<b>\$0.00</b>	<b>\$6,391.03</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,391.03</b>
Maintenance Expenses													
610000 Building Maintenance	\$221.31	\$3,380.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,601.49
636100 Elevator Repair & Maint	\$0.00	\$5,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,250.00
636200 Elevator Telephone	\$121.92	\$121.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$243.86
638000 Pest Control	\$192.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$192.60
639000 Fire Alarm Monitoring	\$256.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$256.80
639200 Fire Prevention & Protection	\$622.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$622.21
<b>Sub Total Maintenance Expenses</b>	<b>\$1,414.84</b>	<b>\$8,752.12</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,166.96</b>
Utilities													
731000 Cable	\$2,011.65	\$2,011.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,023.30
<b>Sub Total Utilities</b>	<b>\$2,011.65</b>	<b>\$2,011.65</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,023.30</b>
Reserve Transfers													
910000 Reserve Funding	\$4,030.91	\$4,030.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,061.82
911000 Reserve Interest Transfer	\$154.11	\$226.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$380.53
<b>Sub Total Reserve Transfers</b>	<b>\$4,185.02</b>	<b>\$4,257.33</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$8,442.35</b>
<b>TOTAL EXPENSE</b>	<b>\$8,770.64</b>	<b>\$22,598.38</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$31,369.02</b>
<b>NET INCOME</b>	<b>\$2,186.00</b>	<b>(\$11,319.76)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$9,133.76)</b>



# Terrace Park of Five Towns No. 20, Inc.

Run Date: 03/12/2024  
Run Time: 08:12 PM

## AGED OWNER BALANCE

As of: 02/29/2024

Account#	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
00000101		silvio Santisi 5973 Terrace Park Dr N 101	\$219.00	\$0.00	\$0.00	\$0.00	\$219.00
00000205		Richard & Veronica King 5973 Terrace Park Dr N 204	\$0.45	\$0.00	\$0.00	\$0.00	\$0.45
00000303		Jonathan Fleece 5973 Terrace Park Dr N 303	\$317.05	\$0.00	\$0.00	\$0.00	\$317.05
00000304		Bruce Greening TRE 5973 Terrace Park Dr N 304	\$343.77	\$71.13	\$0.00	\$0.00	\$414.90
00000305		Patrick & Barbar Lavin 5973 Terrace Park Dr N 305	\$343.77	\$0.00	\$0.00	\$0.00	\$343.77
<b>Community Total</b>			<b>\$1,224.04</b>	<b>\$71.13</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,295.17</b>

**Report Summary**

<b>Code</b>	<b>Account#</b>	<b>Current</b>	<b>Over 30</b>	<b>Over 60</b>	<b>Over 90</b>	<b>Total</b>
A1 - Assessment	130000	\$1,224.04	\$71.13	\$0.00	\$0.00	\$1,295.17
<b>Grand Total:</b>		<b>\$1,224.04</b>	<b>\$71.13</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,295.17</b>

<b>Account#</b>	<b>Account Description</b>	<b>Delinquency Amount</b>
130000	Maintenance Fees Receivable	\$1,295.17
<b>Total:</b>		<b>\$1,295.17</b>

**Total Number of Homes: 5**

# Terrace Park of Five Towns No. 20, Inc.

Run Date: 03/12/2024  
Run Time: 08:12 PM

## PREPAID OWNERS

As of: 02/29/2024

Owner	Address	Account #	Lot #	Prepaid Balance
Robert & Deborah Lytle	5973 Terrace Park Dr N 103	00000103	PP - General	\$1,510.71
			<b>Total</b>	<b>\$1,510.71</b>
Dominick Passanesi	5973 Terrace Park Dr N 110	00000110	PP - General	\$157.34
			<b>Total</b>	<b>\$157.34</b>
Mitchell & Sue Ullrich	5973 Terrace Park Dr N 111	00000111	PP - General	\$355.21
			<b>Total</b>	<b>\$355.21</b>
Daniel Kuzon	5973 Terrace Park Dr N 201	00000201	PP - General	\$355.21
			<b>Total</b>	<b>\$355.21</b>
Stephanie Legatos	5973 Terrace Park Dr N 206	00000206	PP - General	\$1.84
			<b>Total</b>	<b>\$1.84</b>
David & Kathryn Spangenburg	5973 Terrace Park Dr N 207	00000207	PP - General	\$1.75
			<b>Total</b>	<b>\$1.75</b>
John & Sharon Hutt	5973 Terrace Park Dr N 209	00000209	PP - General	\$419.88
			<b>Total</b>	<b>\$419.88</b>
Marie Walton	5973 Terrace Park Dr N 210	00000210	PP - General	\$317.05
			<b>Total</b>	<b>\$317.05</b>
Alvina Siford	5973 Terrace Park Dr N 211	00000211	PP - General	\$1,207.45
			<b>Total</b>	<b>\$1,207.45</b>
Robert & Susan Leitner	5973 Terrace Park Dr N 301	00000301	PP - General	\$355.21
			<b>Total</b>	<b>\$355.21</b>
Addajane Wallace	5973 Terrace Park Dr N 307	00000307	PP - General	\$306.97
			<b>Total</b>	<b>\$306.97</b>
John P Gormican	5973 Terrace Park Dr N 309	00000309	PP - General	\$343.77
			<b>Total</b>	<b>\$343.77</b>
Dennis & Melissa Gonzalez	5973 Terrace Park Dr N 311	00000311	PP - General	\$1,395.90
			<b>Total</b>	<b>\$1,395.90</b>
			PP - General	\$6,728.29
			<b>Total</b>	<b>\$6,728.29</b>

# Terrace Park of Five Towns No. 20, Inc.

## OWNER AR ACTIVITY

Start: 02/01/2024 | End: 02/29/2024

Acct#	Name	Beg Balance		Charges		Payments		Adjustments		End Balance
			Date	Amount		Date	Amount	Date	Amount	
00000102	Fortunato & Ann Battaglia Laganlante	\$0.00	02/01/24	\$343.77		02/05/24	\$343.77			\$0.00
00000103	Robert & Deborah Lytle	(\$1,510.71)	02/01/24	\$317.05		02/28/24	\$317.05			(\$1,510.71)
00000104	Bonnie McLaughlin	\$0.00	02/01/24	\$343.77		02/05/24	\$343.77			\$0.00
00000105	Janice Sperling / Tammy Ellis	\$0.00	02/01/24	\$343.77		02/05/24	\$343.77			\$0.00
00000107	Dawn Glasier	\$0.00	02/01/24	\$309.41		02/05/24	\$309.41			\$0.00
00000108	Karen Jordan	\$0.00	02/01/24	\$343.77		02/02/24	\$343.77			\$0.00
00000109	Pamela Askin	\$0.00	02/01/24	\$343.77		02/05/24	\$343.77			\$0.00
00000110	Dominick Passanesi	(\$474.39)	02/01/24	\$317.05						(\$157.34)
00000111	Mitchell & Sue Ullrich	(\$355.21)	02/01/24	\$355.21		02/27/24	\$355.21			(\$355.21)
00000201	Daniel Kuzon	(\$355.21)	02/01/24	\$355.21		02/29/24	\$355.21			(\$355.21)
00000202	Fortunato & Ann Battaglia	\$0.00	02/01/24	\$343.77		02/05/24	\$343.77			\$0.00
00000203	Dennis Glynn Sr TRE	\$0.00	02/01/24	\$317.05		02/05/24	\$317.05			\$0.00
00000204	Jeremy & Elaine Kenway	\$0.00	02/01/24	\$343.77		02/05/24	\$343.77			\$0.00
00000205	Richard & Veronica King	\$0.45	02/01/24	\$343.77		02/02/24	\$343.77			\$0.45
00000207	David & Kathryn Spangenburg	(\$1.75)	02/01/24	\$309.41		02/05/24	\$309.41			(\$1.75)
00000208	Joseph & Carol Schiavone	\$0.00	02/01/24	\$343.77		02/05/24	\$343.77			\$0.00
00000209	John & Sharon Hutt	(\$419.88)	02/01/24	\$343.77		02/05/24	\$343.77			(\$419.88)
00000210	Marie Walton	(\$317.05)	02/01/24	\$317.05		02/21/24	\$317.05			(\$317.05)
00000211	Alvina Siford	(\$1,207.45)	02/01/24	\$355.21		02/28/24	\$355.21			(\$1,207.45)
00000301	Robert & Susan Leitner	(\$355.21)	02/01/24	\$355.21		02/27/24	\$355.21			(\$355.21)
00000302	Marcia Kenny	\$0.00	02/01/24	\$343.77		02/05/24	\$343.77			\$0.00
00000303	Jonathan Fleece	\$0.00	02/01/24	\$317.05						\$317.05
00000304	Bruce Greening TRE	\$414.90	02/01/24	\$343.77		02/05/24	\$343.77			\$414.90
00000305	Patrick & Barbar Lavin	\$343.77	02/01/24	\$343.77		02/05/24	\$343.77			\$343.77
00000306	Robert & Angela Leonard	\$0.00	02/01/24	\$309.41		02/05/24	\$309.41			\$0.00
00000307	Addajane Wallace	(\$306.97)	02/01/24	\$309.41		02/05/24	\$309.41			(\$306.97)
00000308	Gregory & Michele Raleigh	\$0.00	02/01/24	\$343.77		02/05/24	\$343.77			\$0.00
00000309	Mary Rohland (*)	(\$343.77)	02/01/24	\$343.77						\$0.00
00000310	Lisa & John Legg	\$0.00	02/01/24	\$317.05		02/05/24	\$317.05			\$0.00
00000311	Dennis & Melissa Gonzalez	(\$711.11)	02/01/24	\$355.21		02/20/24	\$1,040.00			(\$1,395.90)
00000101	silvio Santisi	(\$136.21)	02/01/24	\$355.21						\$219.00
00000309	John P Gormican	\$0.00				02/20/24	\$343.77			(\$343.77)
00000206	Stephanie Legatos	(\$311.25)	02/01/24	\$309.41						(\$1.84)
<b>Totals:</b>		<b>(\$6,047.05)</b>		<b>\$10,737.16</b>			<b>\$10,123.23</b>		<b>\$0.00</b>	<b>(\$5,433.12)</b>

**Terrace Park of Five Towns No. 20, Inc.**

Run Date: 03/12/2024  
Run Time: 08:12 PM

**CHECK REGISTER - DETAILED**

START: 02/01/2024 | END: 02/29/2024

Date	Check	Vendor	Reference	Amount
<b>Truist (BB&amp;T) Operating</b>				
02/26/2024	1051	GRal - Gregory Raleigh	reimbursement	\$918.21
02/20/2024	Inv: 022024	Acct: 610000 - 000 - Building Maintenance	reimbursement	\$918.21
02/22/2024	ach	FRONT - FRONTIER COMMUNICATIONS	18239665541	\$121.94
02/22/2024	Inv: 022224	Acct: 636200 - 000 - Elevator Telephone	18239665541	\$121.94
02/15/2024	1050	DCM - DESANTIS COMMUNITY MANAGEME...	February	\$566.00
02/15/2024	Inv: exe02152024	Acct: 530000 - 000 - Property Manageme...	February	\$566.00
02/15/2024	ach	SPECTRUM - SPECTRUM	9208178	\$2,011.65
02/15/2024	Inv: 021524	Acct: 731000 - 000 - Cable	9208178	\$2,011.65
02/12/2024		TRUIST - TRUIST BANK	Coupons	\$18.25
02/12/2024	Inv: 005739	Acct: 510000 - 000 - Office Expenses /...	Coupons	\$18.25
02/09/2024	1049	MCGRIFF - McGriff Insurance Services	D&O, CRIME INSURANCE RENEWALS	\$1,742.03
02/01/2024	Inv: 570TERRAPAR3	Acct: 590000 - 000 - Insurance Premiums	D&O, CRIME INSURANCE RENEWALS	\$1,742.03
02/01/2024	1043	CAIS - CAIS LLC	WORKERS COMP	\$509.00
02/01/2024	Inv: INV 5646743	Acct: 590000 - 000 - Insurance Premiums	WORKERS COMP	\$509.00
02/01/2024	1044	HARTFORD - Hartford Insurance Company	Building Insurance	\$4,140.00
01/29/2024	Inv: 28510180-230565964	Acct: 590000 - 000 - Insurance Premiums	Building Insurance	\$4,140.00
02/01/2024	1045	SCOTTO - Scotto's Plumbing		\$1,833.22
02/01/2024	Inv: INV 37697113023	Acct: 610000 - 000 - Building Maintenance		\$1,833.22
02/01/2024	1046	DCM - DESANTIS COMMUNITY MANAGEME...		\$566.00
02/01/2024	Inv: INV EXE012724	Acct: 530000 - 000 - Property Manageme...		\$566.00

<b>Date</b>	<b>Check</b>	<b>Vendor</b>	<b>Reference</b>	<b>Amount</b>
02/01/2024	1047	DEFI - Delaware Elevator of Flori...		\$5,250.00
02/01/2024	Inv: INV 60971	Acct: 636100 - 000 - Elevator Repair &...		\$5,250.00
02/01/2024	1048	UNIQUE - Unique Plumbing & Design LLC	UNIT 206 LEAK	\$628.75
02/01/2024	Inv: INV 24-101	Acct: 610000 - 000 - Building Maintenance	UNIT 206 LEAK	\$628.75
				<b>Sub-Total: \$18,305.05</b>

<b>Date</b>	<b>Check</b>	<b>Vendor</b>	<b>Reference</b>	<b>Amount</b>
<b>Truist (BB&amp;T) Reserve</b>				
02/01/2024	ach	AFCO - AFCO	0220682166	\$3,048.40
02/01/2024	Inv: 0201241	Acct: 265000 - 000 - Insurance Reserve	0220682166	\$3,048.40
				<b>Sub-Total: \$3,048.40</b>

**Total: \$21,353.45**

## AP Open Items

Terrace Park of Five Towns No. 20, Inc.  
As of: 02/29/2024

Run Date: 03/12/2024  
Run Time: 08:12 PM

<u>Vendor</u>	<u>Item #</u>	<u>Invoice</u>	<u>Date</u>	<u>Reference</u>	<u>Amount</u>
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## AP Distribution To GL

Terrace Park of Five Towns No. 20, Inc.  
 Start: 02/01/2024 | End: 02/29/2024

Run Date: 03/12/2024  
 Run Time: 08:12 PM

### Invoice Expense Distribution

GL Account #	Date	Reference #	Vendor ID	Vendor Name	InvoiceNumber	Reference	Amount
265000 Insurance Reserve	02/01/2024	9809	AFCO	AFCO - AFCO	0201241	0220682166	\$3,048.40
<b>Account Total:</b>							<b>\$3,048.40</b>
510000 Office Expenses / Administrative	02/12/2024	8787	TRUIST	TRUIST - TRUIST BANK 005739		Coupons	\$18.25
<b>Account Total:</b>							<b>\$18.25</b>
530000 Property Management Contract	02/01/2024	7963	DCM	DCM - DESANTIS COMMUNITY MANAGEMENT LLC	INV EXE012724		\$566.00
	02/15/2024	8638	DCM	DCM - DESANTIS COMMUNITY MANAGEMENT LLC	exe02152024	February	\$566.00
<b>Account Total:</b>							<b>\$1,132.00</b>
590000 Insurance Premiums	02/01/2024	7966	CAIS	CAIS - CAIS LLC	INV 5646743	WORKERS COMP	\$509.00
	02/01/2024	8241	MCGRIFF	MCGRIFF - McGriff Insurance Services	570TERRAPAR3	D&O, CRIME INSURANCE RENEWALS	\$1,742.03
<b>Account Total:</b>							<b>\$2,251.03</b>
610000 Building Maintenance	02/01/2024	7967	SCOTTO	SCOTTO - Scotto's Plumbing	INV 37697113023		\$1,833.22
	02/01/2024	7965	UNIQUE	UNIQUE - Unique Plumbing & Design LLC	INV 24-101	UNIT 206 LEAK	\$628.75
	02/20/2024	8796	GRal	Gregory Raleigh	022024	reimbursement	\$918.21
<b>Account Total:</b>							<b>\$3,380.18</b>
636100 Elevator Repair & Maint	02/01/2024	7964	DEFI	DEFI - Delaware Elevator of Florida, Inc.	INV 60971		\$5,250.00
<b>Account Total:</b>							<b>\$5,250.00</b>
636200 Elevator Telephone	02/22/2024	9808	FRONT	FRONT - FRONTIER COMMUNICATIONS	022224	18239665541	\$121.94
<b>Account Total:</b>							<b>\$121.94</b>
731000 Cable	02/15/2024	9807	SPECTRUM	SPECTRUM - SPECTRUM	021524	9208178	\$2,011.65
<b>Account Total:</b>							<b>\$2,011.65</b>
<b>Section Total:</b>							<b>\$17,213.45</b>

### Clearing Account Distribution

GL Account #	Date	Reference #	Vendor ID	Vendor Name	InvoiceNumber	Reference	Amount
<b>Section Total:</b>							<b>\$0.00</b>

**Checks in Detail**

GL Account #	Date	Reference #	Vendor ID	Vendor Name	Check Number	Reference	Amount
100000 Operating Checking - Truist *5739							
	02/01/2024	7968	CAIS	CAIS - CAIS LLC	1043	WORKERS COMP	\$509.00
	02/01/2024	7968	HARTFORD	HARTFORD - Hartford Insurance Company	1044	Building Insurance	\$4,140.00
	02/01/2024	7968	DEFI	DEFI - Delaware Elevator of Florida, Inc.	1047		\$5,250.00
	02/01/2024	7968	DCM	DCM - DESANTIS COMMUNITY MANAGEMENT LLC	1046		\$566.00
	02/01/2024	7968	UNIQUE	UNIQUE - Unique Plumbing & Design LLC	1048	UNIT 206 LEAK	\$628.75
	02/01/2024	7968	SCOTTO	SCOTTO - Scotto's Plumbing	1045		\$1,833.22
	02/09/2024	8242	MCGRIFF	MCGRIFF - McGriff Insurance Services	1049	D&O, CRIME INSURANCE RENEWALS	\$1,742.03
	02/12/2024	8787	TRUIST	TRUIST - TRUIST BANK		Coupons	\$18.25
	02/15/2024	8639	DCM	DCM - DESANTIS COMMUNITY MANAGEMENT LLC	1050	February	\$566.00
	02/15/2024	9807	SPECTRUM	SPECTRUM - SPECTRUM	ach	9208178	\$2,011.65
	02/22/2024	9808	FRONT	FRONT - FRONTIER COMMUNICATIONS	ach	18239665541	\$121.94
	02/26/2024	9432	GRal	Gregory Raleigh	1051	reimbursement	\$918.21
<b>Account Total:</b>							<b>\$18,305.05</b>
140000 Reserve Checking - Truist *5747							
	02/01/2024	9809	AFCO	AFCO - AFCO	ach	0220682166	\$3,048.40
<b>Account Total:</b>							<b>\$3,048.40</b>
<b>Section Total:</b>							<b>\$21,353.45</b>

# Terrace Park of Five Towns No. 20, Inc.

Run Date: 03/12/2024  
Run Time: 08:12 PM

## GENERAL LEDGER DETAIL

As of: Start: 02/01/2024 | End: 02/29/2024

Account				Balance Forward	Debits	Credits	Ending Balance
100000 Operating Checking - Truist *5739				\$9,685.40	\$10,438.27	\$18,341.05	\$1,782.62
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2024	AP 7968 - Print Check	1046	DCM - DESANTIS COMMUNITY MANAGEMENT LLC		\$0.00	\$566.00	
2/1/2024	AP 7968 - Print Check	1048	UNIQUE - Unique Plumbing & Design LLC	UNIT 206 LEAK	\$0.00	\$628.75	
2/1/2024	AP 7968 - Print Check	1047	DEFI - Delaware Elevator of Florida, Inc.		\$0.00	\$5,250.00	
2/1/2024	AP 7968 - Print Check	1045	SCOTTO - Scotto's Plumbing		\$0.00	\$1,833.22	
2/1/2024	AP 7968 - Print Check	1043	CAIS - CAIS LLC	WORKERS COMP	\$0.00	\$509.00	
2/1/2024	AP 7968 - Print Check	1044	HARTFORD - Hartford Insurance Company	Building Insurance	\$0.00	\$4,140.00	
2/2/2024	AR 8102 - Cash Receipts - Lockbox	0000001534			\$687.54	\$0.00	
2/5/2024	AR 8266 - Cash Receipts - Lockbox	0000000001			\$5,996.98	\$0.00	
2/6/2024	AR 8205 - Cash Receipts - Miscellaneous	1535		Parking	\$65.00	\$0.00	
2/9/2024	AP 8242 - Print Check	1049	MCGRIFF - McGriff Insurance Services	D&O, CRIME INSURANCE RENEWALS	\$0.00	\$1,742.03	
2/12/2024	AP 8787 - Hand Written Check		TRUIST - TRUIST BANK	Coupons	\$0.00	\$18.25	
2/15/2024	AP 8639 - Print Check	1050	DCM - DESANTIS COMMUNITY MANAGEMENT LLC	February	\$0.00	\$566.00	
2/15/2024	AP 9807 - Hand Written Check	ach	SPECTRUM - SPECTRUM	9208178	\$0.00	\$2,011.65	
2/15/2024	GL 9948 - Journal Entry			OD fee	\$0.00	\$36.00	
2/20/2024	AR 8797 - Cash Receipts - Miscellaneous	6677		Interview fee - Gormican #309	\$50.00	\$0.00	
2/20/2024	AR 8798 - Cash Receipts - Manual	24446			\$343.77	\$0.00	
2/20/2024	AR 8800 - Cash Receipts - Miscellaneous	6676		set up fee/background check	\$100.00	\$0.00	
2/20/2024	AR 9349 - Cash Receipts - Lockbox	0000000002			\$1,040.00	\$0.00	
2/21/2024	AR 9348 - Cash Receipts - Lockbox	0000006561			\$317.05	\$0.00	
2/22/2024	AP 9808 - Hand Written Check	ach	FRONT - FRONTIER COMMUNICATIONS	18239665541	\$0.00	\$121.94	
2/26/2024	AP 9432 - Print Check	1051	Gregory Raleigh	reimbursement	\$0.00	\$918.21	
2/27/2024	AR 9535 - Cash Receipts - Lockbox	0000001779			\$710.42	\$0.00	
2/27/2024	AR 9993 - Cash Receipts - Miscellaneous	6677		app fee/deposit	\$100.00	\$0.00	
2/28/2024	AR 9520 - Cash Receipts - Lockbox	0000000003			\$672.26	\$0.00	
2/29/2024	GL 9471 - Journal Entry		Interest Income	Interest Income	\$0.04	\$0.00	
2/29/2024	AR 9617 - Cash	0000000003			\$355.21	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
Receipts - Lockbox							
129999 Due to / Due (from) Reserve				(\$42,895.72)	\$0.00	\$4,030.91	(\$46,926.63)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/15/2024	GL 8506 - Journal Entry		TP5T20 Reserve Funding	TP5T20 Reserve Funding	\$0.00	\$4,030.91	
130000 Maintenance Fees Receivable				\$759.12	\$10,737.16	\$10,201.11	\$1,295.17
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2024	AR 8192 - Apply Charges				\$10,737.16	\$0.00	
2/2/2024	AR 8102 - Cash Receipts - Lockbox	0000000762			\$0.00	\$0.45	
2/5/2024	AR 8266 - Cash Receipts - Lockbox	0000000001			\$0.00	\$5,344.49	
2/20/2024	AR 9349 - Cash Receipts - Lockbox	0000000002			\$0.00	\$355.21	
2/21/2024	AR 9348 - Cash Receipts - Lockbox	0000006561			\$0.00	\$317.05	
2/27/2024	AR 9535 - Cash Receipts - Lockbox	0000001779			\$0.00	\$374.98	
2/28/2024	AR 9520 - Cash Receipts - Lockbox	0000000003			\$0.00	\$672.26	
2/29/2024	AR 9617 - Cash Receipts - Lockbox	0000000003			\$0.00	\$355.21	
2/29/2024	AR 10063 - Apply PrePays				\$0.00	\$2,781.46	
140000 Reserve Checking - Truist *5747				\$99,479.10	\$226.42	\$3,048.40	\$96,657.12
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2024	AP 9809 - Hand Written Check	ach	AFCO - AFCO	0220682166	\$0.00	\$3,048.40	
2/29/2024	GL 9471 - Journal Entry		Interest Income	Interest Income	\$226.42	\$0.00	
149000 Due to / Due (from) Operating				\$42,895.72	\$4,030.91	\$0.00	\$46,926.63
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/15/2024	GL 8506 - Journal Entry		TP5T20 Reserve Funding	TP5T20 Reserve Funding	\$4,030.91	\$0.00	
230000 Prepaid Assessments				(\$6,806.17)	\$2,781.46	\$2,703.58	(\$6,728.29)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/2/2024	AR 8102 - Cash Receipts - Lockbox	0000001534			\$0.00	\$687.09	
2/5/2024	AR 8266 - Cash Receipts - Lockbox	0000000001			\$0.00	\$652.49	
2/20/2024	AR 8798 - Cash Receipts - Manual	24446			\$0.00	\$343.77	
2/20/2024	AR 9349 - Cash Receipts - Lockbox	0000000002			\$0.00	\$684.79	
2/27/2024	AR 9535 - Cash Receipts - Lockbox	0000001779			\$0.00	\$335.44	
2/29/2024	AR 10063 - Apply PrePays				\$2,781.46	\$0.00	
250000 Paving Reserve				(\$9,286.31)	\$0.00	\$36.08	(\$9,322.39)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/15/2024	GL 8506 - Journal Entry		TP5T20 Reserve Funding	TP5T20 Reserve Funding	\$0.00	\$36.08	
251000 Painting Reserve				\$10,118.07	\$0.00	\$449.17	\$9,668.90

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/15/2024	GL 8506 - Journal Entry		TP5T20 Reserve Funding	TP5T20 Reserve Funding	\$0.00	\$449.17	
252000 Roof Reserve				(\$19,510.65)	\$0.00	\$197.50	(\$19,708.15)
2/15/2024	GL 8506 - Journal Entry		TP5T20 Reserve Funding	TP5T20 Reserve Funding	\$0.00	\$197.50	
254000 Elevator Reserve				(\$2,657.40)	\$0.00	\$235.59	(\$2,892.99)
2/15/2024	GL 8506 - Journal Entry		TP5T20 Reserve Funding	TP5T20 Reserve Funding	\$0.00	\$235.59	
255000 Sealcoating/Striping Reserve				(\$329.51)	\$0.00	\$209.49	(\$539.00)
2/15/2024	GL 8506 - Journal Entry		TP5T20 Reserve Funding	TP5T20 Reserve Funding	\$0.00	\$209.49	
256000 Water Heater Reserve				(\$3,861.88)	\$0.00	\$134.08	(\$3,995.96)
2/15/2024	GL 8506 - Journal Entry		TP5T20 Reserve Funding	TP5T20 Reserve Funding	\$0.00	\$134.08	
257000 Water Pipe Reserve				(\$2,478.46)	\$0.00	\$195.00	(\$2,673.46)
2/15/2024	GL 8506 - Journal Entry		TP5T20 Reserve Funding	TP5T20 Reserve Funding	\$0.00	\$195.00	
259000 Pass Thru Reserve				\$1,810.30	\$0.00	\$0.00	\$1,810.30
264000 Flood Insurance Reserve				(\$7,370.30)	\$0.00	\$0.00	(\$7,370.30)
265000 Insurance Reserve				(\$27,604.08)	\$3,048.40	\$0.00	(\$24,555.68)
2/1/2024	AP 9809 - Hand Written Check	ach	AFCO - AFCO	0220682166	\$3,048.40	\$0.00	
267200 Railing Reserve				(\$6,135.52)	\$0.00	\$4.67	(\$6,140.19)
2/15/2024	GL 8506 - Journal Entry		TP5T20 Reserve Funding	TP5T20 Reserve Funding	\$0.00	\$4.67	
284000 Cable Reserve				(\$4,080.00)	\$0.00	\$0.00	(\$4,080.00)
291000 Other Capital Exp / Deferred Maint Reserve				(\$80,085.27)	\$0.00	\$2,569.33	(\$82,654.60)
2/15/2024	GL 8506 - Journal Entry		TP5T20 Reserve Funding	TP5T20 Reserve Funding	\$0.00	\$2,569.33	
295000 Interest Reserve				(\$1,051.25)	\$0.00	\$226.42	(\$1,277.67)
2/29/2024	GL 9471 - Journal Entry		Interest Income	Interest Income	\$0.00	\$226.42	
299999 Prior Management Balance Adjustment				\$10,147.44	\$0.00	\$0.00	\$10,147.44
399999 Fund Balance				\$41,443.37	\$0.00	\$0.00	\$41,443.37

Account				Balance Forward	Debits	Credits	Ending Balance
401000 Maintenance Fee Income				(\$10,737.16)	\$0.00	\$10,737.16	(\$21,474.32)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2024	AR 8192 - Apply Charges				\$0.00	\$10,737.16	
421000 Interest Income - Oper				(\$0.37)	\$0.00	\$0.04	(\$0.41)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/29/2024	GL 9471 - Journal Entry		Interest Income	Interest Income	\$0.00	\$0.04	
425000 Reserve Interest Income				(\$154.11)	\$0.00	\$226.42	(\$380.53)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/29/2024	GL 9471 - Journal Entry		Interest Income	Interest Income	\$0.00	\$226.42	
437000 Application Fees				\$0.00	\$0.00	\$250.00	(\$250.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/20/2024	AR 8797 - Cash Receipts - Miscellaneous	6677		Interview fee - Gormican #309	\$0.00	\$50.00	
2/20/2024	AR 8800 - Cash Receipts - Miscellaneous	6676		set up fee	\$0.00	\$100.00	
2/27/2024	AR 9993 - Cash Receipts - Miscellaneous	6677		app fee/deposit	\$0.00	\$100.00	
461000 Other/Misc Income				(\$65.00)	\$0.00	\$65.00	(\$130.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/6/2024	AR 8205 - Cash Receipts - Miscellaneous	1535		Parking	\$0.00	\$65.00	
510000 Office Expenses / Administrative				\$356.49	\$18.25	\$0.00	\$374.74
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/12/2024	AP 8787 - Hand Written Check		TRUIST - TRUIST BANK	Coupons	\$18.25	\$0.00	
512000 Printing and Copies				\$57.60	\$0.00	\$0.00	\$57.60
513000 Postage				\$51.04	\$0.00	\$0.00	\$51.04
530000 Property Management Contract				\$566.00	\$2,264.00	\$1,132.00	\$1,698.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2024	AP 7963 - Enter Bill		DCM - DESANTIS COMMUNITY MANAGEMENT LLC		\$566.00	\$566.00	
2/1/2024	AP 7968 - Print Check	1046	DCM - DESANTIS COMMUNITY MANAGEMENT LLC		\$566.00	\$0.00	
2/15/2024	AP 8638 - Enter Bill		DCM - DESANTIS COMMUNITY MANAGEMENT LLC	February	\$566.00	\$566.00	
2/15/2024	AP 8639 - Print Check	1050	DCM - DESANTIS COMMUNITY MANAGEMENT LLC	February	\$566.00	\$0.00	
541000 Corp Annual Report / Division Fees				\$128.00	\$0.00	\$0.00	\$128.00
557000 Bank Fees				\$0.00	\$36.00	\$0.00	\$36.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/15/2024	GL 9948 - Journal Entry			OD fee	\$36.00	\$0.00	
590000 Insurance Premiums				\$0.00	\$8,642.06	\$2,251.03	\$6,391.03

Account				Balance Forward	Debits	Credits	Ending Balance	
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2024	AP 7966 - Enter Bill		CAIS - CAIS LLC	WORKERS COMP	\$509.00	\$509.00		
2/1/2024	AP 7968 - Print Check	1043	CAIS - CAIS LLC	WORKERS COMP	\$509.00	\$0.00		
2/1/2024	AP 7968 - Print Check	1044	HARTFORD - Hartford Insurance Company	Building Insurance	\$4,140.00	\$0.00		
2/1/2024	AP 8241 - Enter Bill		MCGRIFF - McGriff Insurance Services	D&O, CRIME INSURANCE RENEWALS	\$1,742.03	\$1,742.03		
2/9/2024	AP 8242 - Print Check	1049	MCGRIFF - McGriff Insurance Services	D&O, CRIME INSURANCE RENEWALS	\$1,742.03	\$0.00		
<b>610000 Building Maintenance</b>					<b>\$221.31</b>	<b>\$6,760.36</b>	<b>\$3,380.18</b>	<b>\$3,601.49</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2024	AP 7965 - Enter Bill		UNIQUE - Unique Plumbing & Design LLC	UNIT 206 LEAK	\$628.75	\$628.75		
2/1/2024	AP 7967 - Enter Bill		SCOTTO - Scotto's Plumbing		\$1,833.22	\$1,833.22		
2/1/2024	AP 7968 - Print Check	1048	UNIQUE - Unique Plumbing & Design LLC	UNIT 206 LEAK	\$628.75	\$0.00		
2/1/2024	AP 7968 - Print Check	1045	SCOTTO - Scotto's Plumbing		\$1,833.22	\$0.00		
2/20/2024	AP 8796 - Enter Bill		Gregory Raleigh	reimbursement	\$918.21	\$918.21		
2/26/2024	AP 9432 - Print Check	1051	Gregory Raleigh	reimbursement	\$918.21	\$0.00		
<b>636100 Elevator Repair &amp; Maint</b>					<b>\$0.00</b>	<b>\$10,500.00</b>	<b>\$5,250.00</b>	<b>\$5,250.00</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/1/2024	AP 7964 - Enter Bill		DEFI - Delaware Elevator of Florida, Inc.		\$5,250.00	\$5,250.00		
2/1/2024	AP 7968 - Print Check	1047	DEFI - Delaware Elevator of Florida, Inc.		\$5,250.00	\$0.00		
<b>636200 Elevator Telephone</b>					<b>\$121.92</b>	<b>\$121.94</b>	<b>\$0.00</b>	<b>\$243.86</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/22/2024	AP 9808 - Hand Written Check	ach	FRONT - FRONTIER COMMUNICATIONS	18239665541	\$121.94	\$0.00		
<b>638000 Pest Control</b>					<b>\$192.60</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$192.60</b>
<b>639000 Fire Alarm Monitoring</b>					<b>\$256.80</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$256.80</b>
<b>639200 Fire Prevention &amp; Protection</b>					<b>\$622.21</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$622.21</b>
<b>731000 Cable</b>					<b>\$2,011.65</b>	<b>\$2,011.65</b>	<b>\$0.00</b>	<b>\$4,023.30</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/15/2024	AP 9807 - Hand Written Check	ach	SPECTRUM - SPECTRUM	9208178	\$2,011.65	\$0.00		
<b>910000 Reserve Funding</b>					<b>\$4,030.91</b>	<b>\$4,030.91</b>	<b>\$0.00</b>	<b>\$8,061.82</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/15/2024	GL 8506 - Journal Entry		TP5T20 Reserve Funding	TP5T20 Reserve Funding	\$4,030.91	\$0.00		
<b>911000 Reserve Interest Transfer</b>					<b>\$154.11</b>	<b>\$226.42</b>	<b>\$0.00</b>	<b>\$380.53</b>
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
2/29/2024	GL 9471 - Journal Entry		Interest Income	Interest Income	\$226.42	\$0.00		
<b>Total:</b>					<b>\$0.00</b>	<b>\$65,874.21</b>	<b>\$65,874.21</b>	<b>\$0.00</b>

**Terrace Park of Five Towns No. 20, Inc.**

Run Date: 03/12/2024  
Run Time: 08:12 PM

**BANK RECONCILIATION**

Statement Date: 2/29/2024

<b>Reconciliation Summary: BB&amp;T - Truist (BB&amp;T)</b>		<b>GL Account: 100000 - Operating Checking - Truist *5739</b>	
<b>Bank Statement Balance</b>	\$2,700.83	<b>Account Balance</b>	\$1,782.62
<b>GL Account Balance</b>	\$1,782.62	<b>+ Uncleared Payments</b>	\$918.21
<b>Difference</b>	\$918.21	<b>- Uncleared Deposits</b>	\$0.00
		<b>Reconciling Balance</b>	\$2,700.83
		<b>- Statement Balance</b>	\$2,700.83
		<b>Difference</b>	\$0.00

<b>Check #</b>	<b>Date</b>	<b>Source / Batch Reference</b>	<b>Status</b>	<b>Deposits</b>	<b>Payments</b>
1051	2/26/2024	AP 9432 Gregory Raleigh	Uncleared	0.00	918.21
<b>Totals</b>				<b>\$0.00</b>	<b>\$918.21</b>





999-99-99-99 55465 10 C 001 30 55 004  
 TERRACE PARK OF FIVE TOWNS NO 20 INC  
 OPERATING ACCT  
 C/O DESANTIS COMMUNITY MANAGEMENT LLC  
 LOUIS DESANTIS 2931 MACALPIN DR S  
 PALM HARBOR FL 34684

# Your account statement

For 02/29/2024

## Contact us



Truist.com



(844) 4TRUIST or  
 (844) 487-8478

### ■ ASSOC SVCS INTEREST CHECKING 1100020365739

#### Account summary

Your previous balance as of 01/31/2024	\$10,022.29
Checks	- 15,571.89
Other withdrawals, debits and service charges	- 2,223.84
Deposits, credits and interest	+ 10,474.27
Your new balance as of 02/29/2024	= \$2,700.83

#### Interest summary

Interest paid this statement period	\$0.04
2024 interest paid year-to-date	\$0.41
Interest rate	0.01%
On 02/15/2024 the interest rate changed from 0.01% to 0.00%	
On 02/21/2024 the interest rate changed from 0.00% to 0.01%	

#### Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
02/05	1030	80.09	02/12	1045	1,833.22	02/07	1048	628.75
02/27	*1039	256.80	02/05	1046	566.00	02/13	1049	1,742.03
02/13	*1043	509.00	02/08	1047	5,250.00	02/20	1050	566.00
02/08	1044	4,140.00						

\* indicates a skip in sequential check numbers above this item

Total checks = \$15,571.89

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
02/12	ASSN PER UNIT FEE 593900014	18.25
02/14	RETURNED ITEM FEE	36.00
02/15	PRIOR DAY OD FEE-\$36/ITM	36.00
02/15	INTERNET PAYMENT SPECTRUM SPECTRUM 9208178	2,011.65
02/22	ACH CORP DEBIT BILL PAY FRONTIER COMMUNI TERRACEPARKOFFIVETOWNSCUSTOMER ID 18239665541	121.94

Total other withdrawals, debits and service charges = \$2,223.84

#### Overdraft and Returned Item Fees

	TOTAL THIS STATEMENT PERIOD(\$)	TOTAL YEAR-TO-DATE (\$)
Total Overdraft Fees*	36.00	36.00
Total Returned Item Fees	0.00	0.00
Refunds for Overdraft/Returned Item Fees	0.00	0.00

\*Total Overdraft Fees include Overdraft Fees and Negative Account Balance Fees.

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/02	CONSOLIDATED COUPON PAYMENT 2	687.54
02/05	CONSOLIDATED COUPON PAYMENT 1	343.77

continued

■ ASSOC SVCS INTEREST CHECKING 1100020365739 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
02/05	CONSOL ELEC BILL PAY DEPOSIT 2	687.54
02/05	CONSOL ELEC DEPOSIT 15	4,965.67
02/06	COUNTER DEPOSIT	65.00
02/15	RETURNED ITEM FEE REVERSAL	36.00
02/16	COUNTER DEPOSIT	343.77
02/20	CONSOL ELEC DEPOSIT 1	1,040.00
02/21	COUNTER DEPOSIT	100.00
02/21	CONSOLIDATED COUPON PAYMENT 1	317.05
02/27	COUNTER DEPOSIT	50.00
02/27	COUNTER DEPOSIT	100.00
02/27	CONSOLIDATED COUPON PAYMENT 2	710.42
02/28	CONSOL ELEC BILL PAY DEPOSIT 3	672.26
02/29	CONSOL ELEC BILL PAY DEPOSIT 1	355.21
02/29	INTEREST PAYMENT	0.04
Total deposits, credits and interest		= \$10,474.27



## Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](https://www.truist.com).

### Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management  
 P.O. Box 1014  
 Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

### Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

### Billing Rights Summary

#### In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending  
 PO Box 200  
 Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

### Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](https://www.truist.com) to locate the Truist branch closest to you. Please do not send cash.

### Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
<b>Outstanding Deposits and Other Credits (Section B)</b>					
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC





THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

Terrace Park of Five Towns No. 20, Inc.  
DeSantis Community Management, LLC  
2931 Macalpin Drive S 108  
Palm Harbor FL 34684

Traut (88&T)  
PO Box 2914  
63-91/2631

1030

Date: 11/27/2023

Pay To: Davi Electronics  
PO BOX 40696  
ST PETERSBURG FL 33743

Pay Exactly: **\*\* EIGHTY DOLLARS AND 09/100 CENTS \*\*** **\*\* \$80.09 \*\***

*Paul DeSantis*  
Authorized Signature

⑆001030⑆ ⑆253191387⑆ ⑆1100020365739⑆

ENDORSED HERE:  
**FOR DEPOSIT ONLY**  
DAVEY ELECTRONICS, INC.

DO NOT WRITE, STAMP OR SIGN BEYOND THIS LINE  
RESERVED FOR FINANCIAL INSTITUTION USE

⑆001030⑆ ⑆253191387⑆ ⑆1100020365739⑆

The security features listed below are used as evidence for the genuineness of this check. Features to be examined are: 1) Watermark, 2) Security threads, 3) Microprinting, 4) Color shading, 5) Security features. Features to be examined are: 1) Watermark, 2) Security threads, 3) Microprinting, 4) Color shading, 5) Security features.

FEDERAL RESERVE BOARD OF GOVERNORS, WASHINGTON, D.C.

CHECK#:1030 \$80.09

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Terrace Park of Five Towns No. 20, Inc.  
DeSantis Community Management, LLC  
2931 Macalpin Drive S 108  
Palm Harbor FL 34684

Traut (88&T)  
PO Box 2914  
63-91/2631

1039

Date: 1/23/2024

Pay To: Davi Electronics  
PO BOX 40696  
ST PETERSBURG FL 33743

Pay Exactly: **\*\* TWO HUNDRED FIFTY SIX DOLLARS AND 80/100 CENTS \*\*** **\*\* \$256.80 \*\***

*Paul DeSantis*  
Authorized Signature

⑆001039⑆ ⑆253191387⑆ ⑆1100020365739⑆

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FEDERAL RESERVE BOARD OF GOVERNORS, WASHINGTON, D.C.

CHECK#:1039 \$256.80

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DeSantis Community Management, LLC  
2931 Macalpin Drive S 108  
Palm Harbor FL 34684

Traut (88&T)  
PO Box 2914  
63-91/2631

1043

Date: 2/1/2024

Pay To: CAIS LLC  
PO BOX 261567  
HARTFORD CT 06126

Pay Exactly: **\*\* FIVE HUNDRED NINE DOLLARS AND 00/100 CENTS \*\*** **\*\* \$509.00 \*\***

*Paul DeSantis*  
Authorized Signature

⑆001043⑆ ⑆253191387⑆ ⑆1100020365739⑆

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FEDERAL RESERVE BOARD OF GOVERNORS, WASHINGTON, D.C.

CHECK#:1043 \$509.00

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Terrace Park of Five Towns No. 20, Inc.  
DeSantis Community Management, LLC  
2931 Macalpin Drive S 108  
Palm Harbor FL 34684

Traut (88&T)  
PO Box 2914  
63-91/2631

1044

Date: 2/1/2024

Pay To: Hartford Insurance Company  
PO BOX 913385  
DENVER CO 80291

Pay Exactly: **\*\* FOUR THOUSAND ONE HUNDRED FORTY DOLLARS AND 00/100 CENTS \*\*** **\*\* \$4,140.00 \*\***

*Paul DeSantis*  
Authorized Signature

⑆001044⑆ ⑆253191387⑆ ⑆1100020365739⑆

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⑆001044⑆ ⑆253191387⑆ ⑆1100020365739⑆

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FEDERAL RESERVE BOARD OF GOVERNORS, WASHINGTON, D.C.

CHECK#:1044 \$4,140.00

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Terrace Park of Five Towns No. 20, Inc.  
DeSantis Community Management, LLC  
2931 Macalpin Drive S 108  
Palm Harbor FL 34684

Traut (88&T)  
PO Box 2914  
63-91/2631

1045

Date: 2/1/2024

Pay To: Scotto's Plumbing  
PO BOX 1532  
Clearwater FL 33756

Pay Exactly: **\*\* ONE THOUSAND EIGHT HUNDRED THIRTY THREE DOLLARS AND 22/100 CENTS \*\*** **\*\* \$1,833.22 \*\***

*Paul DeSantis*  
Authorized Signature

⑆001045⑆ ⑆253191387⑆ ⑆1100020365739⑆

ENDORSED HERE:

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⑆001045⑆ ⑆253191387⑆ ⑆1100020365739⑆

The security features listed below are used as evidence for the genuineness of this check. Features to be examined are: 1) Watermark, 2) Security threads, 3) Microprinting, 4) Color shading, 5) Security features. Features to be examined are: 1) Watermark, 2) Security threads, 3) Microprinting, 4) Color shading, 5) Security features.

FEDERAL RESERVE BOARD OF GOVERNORS, WASHINGTON, D.C.

CHECK#:1045 \$1,833.22

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

Terrace Park of Five Towns No. 20, Inc.  
DeSantis Community Management, LLC  
2931 Macalpin Drive S 108  
Palm Harbor FL 34684

Trust: (888)7  
PO Box 2914  
63-91/2631

1046

Date: 2/1/2024

Pay Exactly: \*\* FIVE HUNDRED SIXTY SIX DOLLARS AND 00/100 CENTS \*\* **\*\* \$566.00 \*\***

Pay To  
The Order of: DESANTIS COMMUNITY MANAGEMENT LLC  
2931 MACALPIN DR S  
PALM HARBOR FL 34684

*[Signature]*  
Authorized Signature

⑆001046⑆ ⑆263191387⑆ ⑆100020365739⑆

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE  
RESERVED FOR FINANCIAL INSTITUTION USE

ENDORSE HERE:  
*[Signature]*  
**FOR DEPOSIT ONLY**

The security features listed below are used to protect your check against counterfeit production.  
Microprint features: Microprint on the front and back of the check.  
Color features: Color on the front and back of the check.  
Security features: Security features on the front and back of the check.  
⑆FEDERAL RESERVE BOARD OF GOVERNORS REG. NO. 02

CHECK#:1046 \$566.00

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

Terrace Park of Five Towns No. 20, Inc.  
DeSantis Community Management, LLC  
2931 Macalpin Drive S 108  
Palm Harbor FL 34684

Trust: (888)7  
PO Box 2914  
63-91/2631

1047

Date: 2/1/2024

Pay Exactly: \*\* FIVE THOUSAND TWO HUNDRED FIFTY DOLLARS AND 00/100 CENTS \*\* **\*\* \$5,250.00 \*\***

Pay To  
The Order of: Delaware Elevator of Florida, Inc.  
PO Box 412  
Salisbury MA 21803

*[Signature]*  
Authorized Signature

⑆001047⑆ ⑆263191387⑆ ⑆100020365739⑆

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE  
RESERVED FOR FINANCIAL INSTITUTION USE

ENDORSE HERE:  
*[Signature]*  
**FOR DEPOSIT ONLY**

The security features listed below are used to protect your check against counterfeit production.  
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⑆FEDERAL RESERVE BOARD OF GOVERNORS REG. NO. 02

CHECK#:1047 \$5,250.00

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Terrace Park of Five Towns No. 20, Inc.  
DeSantis Community Management, LLC  
2931 Macalpin Drive S 108  
Palm Harbor FL 34684

Trust: (888)7  
PO Box 2914  
63-91/2631

1048

Date: 2/1/2024

Pay Exactly: \*\* SIX HUNDRED TWENTY EIGHT DOLLARS AND 75/100 CENTS \*\* **\*\* \$628.75 \*\***

Pay To  
The Order of: Unique Plumbing & Design LLC  
7951 58th Ave N 110  
St Petersburg FL 33709

*[Signature]*  
Authorized Signature

⑆001048⑆ ⑆263191387⑆ ⑆100020365739⑆

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⑆FEDERAL RESERVE BOARD OF GOVERNORS REG. NO. 02

CHECK#:1048 \$628.75

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Terrace Park of Five Towns No. 20, Inc.  
DeSantis Community Management, LLC  
2931 Macalpin Drive S 108  
Palm Harbor FL 34684

Trust: (888)7  
PO Box 2914  
63-91/2631

1049

Date: 2/9/2024

Pay Exactly: \*\* ONE THOUSAND SEVEN HUNDRED FORTY TWO DOLLARS AND 03/100 CENTS \*\* **\*\* \$1,742.03 \*\***

Pay To  
The Order of: McGriff Insurance Services  
PO Box 890535  
Charlotte NC 28289

*[Signature]*  
Authorized Signature

⑆001049⑆ ⑆263191387⑆ ⑆100020365739⑆

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⑆FEDERAL RESERVE BOARD OF GOVERNORS REG. NO. 02

CHECK#:1049 \$1,742.03

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING. THE REVERSE SIDE INCLUDES AN ARTIFICIAL WATERMARK.

Terrace Park of Five Towns No. 20, Inc.  
DeSantis Community Management, LLC  
2931 Macalpin Drive S 108  
Palm Harbor FL 34684

Trust: (888)7  
PO Box 2914  
63-91/2631

1050

Date: 2/15/2024

Pay Exactly: \*\* FIVE HUNDRED SIXTY SIX DOLLARS AND 00/100 CENTS \*\* **\*\* \$566.00 \*\***

Pay To  
The Order of: DESANTIS COMMUNITY MANAGEMENT LLC  
2931 MACALPIN DR S  
PALM HARBOR FL 34684

*[Signature]*  
Authorized Signature

⑆001050⑆ ⑆263191387⑆ ⑆100020365739⑆

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⑆FEDERAL RESERVE BOARD OF GOVERNORS REG. NO. 02

CHECK#:1050 \$566.00

**Terrace Park of Five Towns No. 20, Inc.**

Run Date: 03/12/2024  
Run Time: 08:12 PM

**BANK RECONCILIATION**

Statement Date: 2/29/2024

<b>Reconciliation Summary: BB&amp;T - Truist (BB&amp;T)</b>		<b>GL Account: 140000 - Reserve Checking - Truist *5747</b>	
<b>Bank Statement Balance</b>	\$96,657.12	<b>Account Balance</b>	\$96,657.12
<b>GL Account Balance</b>	\$96,657.12	<b>+ Uncleared Payments</b>	\$0.00
<b>Difference</b>	\$0.00	<b>- Uncleared Deposits</b>	\$0.00
		<b>Reconciling Balance</b>	\$96,657.12
		<b>- Statement Balance</b>	\$96,657.12
		<b>Difference</b>	\$0.00

<b>Check #</b>	<b>Date</b>	<b>Source / Batch Reference</b>	<b>Status</b>	<b>Deposits</b>	<b>Payments</b>
<b>Totals</b>				\$0.00	\$0.00



999-99-99 55465 0 C 001 30 50 004  
 TERRACE PARK OF FIVE TOWNS NO 20 INC  
 RESERVE ACCT  
 C/O DESANTIS COMMUNITY MANAGEMENT LLC  
 LOUIS DESANTIS 2931 MACALPIN DR S  
 PALM HARBOR FL 34684

# Your account statement

For 02/29/2024

## Contact us



Truist.com



(844) 4TRUIST or  
 (844) 487-8478

### ■ ASSOC SVCS MONEY MKT SAVINGS 1100020365747

#### Account summary

Your previous balance as of 01/31/2024	\$99,479.10
Checks	- 0.00
Other withdrawals, debits and service charges	- 3,048.40
Deposits, credits and interest	+ 226.42
Your new balance as of 02/29/2024	= \$96,657.12

#### Interest summary

Interest paid this statement period	\$226.42
2024 interest paid year-to-date	\$380.53
Interest rate	2.96%
Annual percentage yield (APY) earned	3.00%

#### Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
02/01	ACH CORP DEBIT AFCO AFCO TERRACE PARK OF FIVE T CUSTOMER ID 0220682166	3,048.40
Total other withdrawals, debits and service charges		= \$3,048.40

#### Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
02/29	INTEREST PAYMENT	226.42
Total deposits, credits and interest		= \$226.42





## Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am 8pm EST Monday-Friday and 8am 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit [Truist.com](https://www.truist.com).

### Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management  
P.O. Box 1014  
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

### Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

### Billing Rights Summary

#### In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending  
PO Box 200  
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

### Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit [Truist.com](https://www.truist.com) to locate the Truist branch closest to you. Please do not send cash.

### Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.	Date/Type	Amount	Date/Type	Amount

For more information, please contact your local Truist branch, visit [Truist.com](https://www.truist.com) or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC