

# **NOTICE OF BOARD OF DIRECTORS MEETING**

**When:** Wednesday, August 10, 2016 at  
6:30 p.m.

**Where:** Brock Property Management  
12444 W. Atlantic Blvd  
Coral Springs, FL 33071  
954-753-2675

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## **AGENDA:**

### **Old Business:**

Woodwork

Parking and Towing

Rental and Purchase Requirements

### **New Business:**

Painting and any other business that lawfully comes  
before The Board.

### **Open Forum**

Limited to three (3) minutes per Member.

**Wednesday, July 6, 2016**

1. **Call to Order:** 6:06 p.m.
2. **Roll Call:**

In attendance for the Board:

Lynn Joyce:	President
Kathleen Piano:	Vice President
Kim Charlton:	Secretary
Jeannette Figuerora:	Treasurer
Richard Lantz:	Board Member

Also in attendance:

Jane Brock, Brock Property Management, Inc.  
Chris Plunkett, Brock Property Management, Inc.

- ### 3. **Dispose of Minutes:**

The minutes of the last meeting were distributed to the Board and the Minutes were read by the President. The minutes were approved by Motion of Kathleen and the Motion was seconded by Lynn Joyce.

4. **New Business:** Kathleen Piano made a Motion to schedule set monthly Board Meetings. All agreed and it was determined that meetings would be held the first (1<sup>st</sup>) Wednesday of each month at Brock Property Management at 6:30 p.m.

- 5. Business:**

- a. Woodwork – the Board and Property Management Company discussed ongoing woodwork and outstanding issues that owners are having with the woodwork. It was agreed that Brock Property Management and the Board Members would once again walk the property with the contractor to go over specific issues to be resolved. If the Board is unable to resolve with Mike directly, we will contact the Association attorney for direction as to how to proceed. Jeannette will complete and updated punch list for the walk through.

- b. Painting – It was acknowledged by all Board Members that we had received three (3) bids for painting but will wait until the woodwork is complete before discussing for a vote.
- c. Parking – the Board determined that there will be no further towing until all parking decals are distributed. Once all decals are distributed, a drop dead date for towing will be determined and a letter notifying all residents will be delivered or placed on doorknobs so that no one can say that they did not receive.

Additional Parking – Resident Andy Teltoovich advised he had spoken with the City of Lauderdale regarding the ability to use green space for additional parking. The representative from the City advised that they need the original site plan which is not on record with the City. Andy to follow up.

- d. Tenant/Purchaser Requirement-The Board agreed that the credit score for a renter in the community should be 700 and the minimum income shall be \$40,000.00 for one person and \$50,000.00 for two people.  
Motion to agree by Kathleen Piano, seconded by Richard Lantz.

Kim Charlton to contact a commercial bank and mortgage broker to determine credit standards in the industry for purchase in a development of our type.

- 6. **Open Forum** – Residents expressed concern over woodwork, dumpster (how often picked up and dumping of garbage outside of dumpster), and leasing and purchase requirements to be imposed upon prospective tenants and purchasers.
- 7. **Adjournment** – Kathleen Piano made a Motion to adjourn the meeting and the same was seconded by Kim Charlton.

The meeting was adjourned at 7:59 p.m.

The meeting was not recorded or videotaped.

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Kim Charlton, Secretary

Dated: \_\_\_\_\_

June 22, 2016 - Updated

### 11:30AM Walk through with Chris and Mike

Mike states he was only hired to replace or fix the rotten wood and any spacing or privacy issues as a result is not his issue. Mike also stated he was not hired to fix the fencing around the dumpsters that he did that as a courtesy. My take on that was if you touched it without authorization you now have to fix it. In addition; Mike stated that the board approved the use of the smaller wood and that he did not cut 5 to 6 inches off the bottom of the fences but only  $\frac{3}{4}$ " to 1" again I am in total disagreement with that statement. In addition; per Mike's request I showed him the fencing around the perimeter that was broken and needed to be fixed.

During the walk through there were several issues pointed out with the fascia boards and T-11's which were not installed correctly (silicone was not used to protect the space between the board and the building leaving a gap where water can accumulate) effecting the life of the wood. There were several issues where an unornate amount of putty was used on the wood and Mike states that was due to divots in the wood that the putty was not used to cover up rotten wood. I totally disagree with his statement I honestly believe the putty was used to cover rotten wood instead of replacing it as agreed to per the terms of the contract. Unfortunately, the only way to prove the wood is rotten is to get up on a ladder a poke the wood with a screw driver which I think should be done and Richard volunteered to do.

- SDL needs to file claims with Mike's insurance for the work that was done due to roofs leaks which were paid for by SDL.
- Mike was informed that the small fence board (1/2 board) used on the fencing is not acceptable. That the small boards look tawdry, cheap and tacky. Mike agreed to replace all small boards used after he originally stated that the board approved the smaller board.
- All privacy issues due to board spacing Mike agreed to fix.
- 4701 front beamed brace with 2x6 he will fix - rotten wood window
- 4703 he will replace front beam pieced
- 4704 he will replace side panel
- 4708 correct spacing
- 4709 in disagreement that wood is rotten which hold support beams to over hang backyard fence post rotten will replace.
- 4710 he will fix missing boards 3 in front 2 boards on right
- 4711 will fix fence post fell and fencing on side will be replaced 6" cut off bottom
- 4714 both front and side fence will be replaced

- 4720 wood on front pillar will be replaced rotten
- 4717 - 4721 T11 on building wall will be replaced warped due to water getting behind wood
- 4726 front fence rotten will be replaced, beam on column by address will be replaced
- 4733 front beam split will be replaced
- 4735 Fascia in back of building will be replaced along with the fencing in the back to the left will be replaced
- 4803 the fence in the front and the side need to be replaced rotten and T11 on the front needs to be replaced rotten - Screens porch not damaged
- Dumpster in front of 82<sup>nd</sup> all wood covered in white putty will be replaced
- Dumpster in middle of D the support post for the fencing is rotten not anchored will fix but states he will charge to repair told him that required board approval.
- Overall all small boards will be replaced and all privacy issues will be corrected (too many addresses to list)

Overall Chris was very helpful in pointing out all issues and getting Mike to agree on what needed repair. Unfortunately, I don't believe Mike to be ethical in his business dealings. I strongly recommend that we have someone check all the wood with putty on it as I believe that wood to be rotten. There is no reason to putty wood that is intact/undamaged.

4721 - Termites? Called Huelette

11/16 4715 - 6/16 Termites?? 4711

4827 - 7/27 Wood fence is damaged A/c issue  
holes under roof, Front column damaged  
Woodwork around window

4823 - Storage Doors need to be replaced

1106 - everything

4716 - Drywall by Meter room needs to be replaced

4825 - problem w/ neighbors A/c

## Springdale Lakes D Condo. Assn

## Balance Sheet

As of 07/31/16

## ASSETS

1ST United Oper. 1113011595	\$	59,664.24	
1ST United MM 1113011603		57,854.20	
1ST United Reserve 1113011611		46,323.18	
Valley Reserve II 41805941		26,009.78	
Assessments Receivable		23,758.82	
Late Fees Receivable		4,741.00	
Owner Admin. Fees Receiv.		40.00	
Prepaid Insurance		7,606.89	
Refundable Deposits		361.00	
<b>TOTAL ASSETS</b>			<b>\$ 226,359.11</b>

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES:

Prepaid Owner Assessments	\$	1,865.07	
Valley National Loan		43,602.73	
Exchange		(615.10)	
<b>Subtotal Current Liab.</b>			<b>\$ 44,852.70</b>

## RESERVES:

Reserves - Unallocated	\$	36,184.64	
Reserves - Roofs		(67,163.45)	
Reserves - Exterior Paint		81,594.29	
Reserves - Loan		26,000.04	
Reserves - Interest		228.70	
<b>Subtotal Reserves</b>			<b>\$ 76,844.22</b>

## EQUITY:

Prior Year Net Inc./Loss	\$	186,041.52	
Current Year Net Income/(Loss)		(81,379.33)	
<b>Subtotal Equity</b>			<b>\$ 104,662.19</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>			<b>\$ 226,359.11</b>

# Springdale Lakes D Condo. Assn

## Income/Expense Statement

Period: 07/01/16 to 07/31/16

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
06310 Assessment Income	22,649.00	22,618.58	30.42	158,543.00	158,330.06	212.94	271,422.94
06340 Late Fee Income	525.00	.00	525.00	3,850.00	.00	3,850.00	.00
06370 Screening Fee	.00	66.67	(66.67)	.00	466.69	(466.69)	800.00
06380 Owner Admin. Fees Income	10.00	.00	10.00	50.00	.00	50.00	.00
06910 Interest Income	5.89	.00	5.89	38.58	.00	38.58	.00
Subtotal Income	23,189.89	22,685.25	504.64	162,481.58	158,796.75	3,684.83	272,222.94
<b>EXPENSES</b>							
<b>General &amp; Administrative</b>							
07010 Management Fees	710.00	887.50	177.50	4,970.00	6,212.50	1,242.50	10,650.00
07011 Master Association Fees	8,255.00	7,916.67	(338.33)	65,632.00	55,416.69	(10,215.31)	95,000.00
07012 State Condo Fees	.00	23.67	23.67	.00	165.69	165.69	284.00
07013 Annual Corporate Report	.00	5.17	5.17	61.25	36.19	(25.06)	62.00
07020 Accounting Fees	.00	29.17	29.17	.00	204.19	204.19	350.00
07021 Licenses & Fees	.00	33.33	33.33	75.00	233.31	158.31	400.00
07160 Legal Fees	1,227.95	125.00	(1,102.95)	2,876.40	875.00	(2,001.40)	1,500.00
07250 Bank Charges	10.00	.00	(10.00)	60.00	.00	(60.00)	.00
07280 Insurance	8,754.81	5,000.00	(3,754.81)	41,815.55	35,000.00	(6,815.55)	60,000.00
07321 Office Expense	109.64	225.00	115.36	1,062.94	1,575.00	512.06	2,700.00
07322 Screening Fees	.00	33.33	33.33	.00	233.31	233.31	400.00
07990 Bad Debt Expense	.00	666.67	666.67	.00	4,666.69	4,666.69	8,000.00
07991 Valley Loan (Note)	.00	2,166.67	2,166.67	(58,082.68)	15,166.69	73,249.37	26,000.00
General & Administrative	19,067.40	17,112.18	(1,955.22)	58,470.46	119,785.26	61,314.80	205,346.00
<b>Community Room/Building</b>							
08319 Plumbing Repairs	.00	41.67	41.67	.00	291.69	291.69	500.00
08320 Building Repairs	.00	250.00	250.00	142,736.75	1,750.00	(140,986.75)	3,000.00
Community Room/Building	.00	291.67	291.67	142,736.75	2,041.69	(140,695.06)	3,500.00
<b>Site Improvement</b>							
Site Improvement	.00	.00	.00	.00	.00	.00	.00
<b>Personnel Expense</b>							
Personnel Expense	.00	.00	.00	.00	.00	.00	.00
<b>Utilities</b>							
Utilities	.00	.00	.00	.00	.00	.00	.00
<b>Maintenance</b>							
09201 Supplies	.00	33.33	33.33	533.37	233.31	(300.06)	400.00
09202 Miscellaneous	206.00	500.00	294.00	762.61	3,500.00	2,737.39	6,000.00
Maintenance	206.00	533.33	327.33	1,295.98	3,733.31	2,437.33	6,400.00

**Springdale Lakes D Condo. Assn**  
**Income/Expense Statement**  
**Period: 07/01/16 to 07/31/16**

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Contract Services								
09751	Pest Control	425.00	125.00	(300.00)	425.00	875.00	450.00	1,500.00
09752	Lawn & Tree Maint	.00	100.00	100.00	225.00	700.00	475.00	1,200.00
	Contract Services	425.00	225.00	(200.00)	650.00	1,575.00	925.00	2,700.00
Reserve Contributions								
09900	RESERVES:	9,046.16	4,523.08	(4,523.08)	40,707.72	31,661.56	(9,046.16)	54,276.94
	Reserve Contributions	9,046.16	4,523.08	(4,523.08)	40,707.72	31,661.56	(9,046.16)	54,276.94
TOTAL EXPENSES		28,744.56	22,685.26	(6,059.30)	243,860.91	158,796.82	(85,064.09)	272,222.94
CURRENT YEAR NET INCOME/ (LOSS)		(5,554.67)	(.01)	(5,554.66)	(81,379.33)	(.07)	(81,379.26)	.00



DATE: 8/10/16  
TIME: 5:38 PM

Springdale Lakes D Condo. Assn  
AGED OWNER BALANCES: AS OF July 31, 2016  
ACCOUNT NUMBER SEQUENCE

PAGE 1

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
4701		Nimoy Makki	0.00	36.00	0.00	0.00	36.00	
4703		Paul Kantorski	0.00	35.00	19.00	0.00	54.00	
4704		59 Team, LLC	0.00	0.00	0.00	50.00	50.00	
4709		Linda Telatovich	0.00	20.00	0.00	0.00	20.00	
4711		Christine Ostertag-Smellie	0.00	35.00	0.00	0.00	35.00	
4712		Janeth Rodriguez	35.00	683.00	5.00	0.00	723.00	
4714		Amanda Dwyer	0.00	319.00	0.00	0.00	319.00	Final Warning
4715		Sergio Flores	35.00	354.00	319.00	30.00	738.00	Late Notice
4717		Nadeem Syed	0.00	35.00	0.00	5.00-	30.00	
4719		Federal National Mortgage Ass.	35.00	319.00	354.00	747.00	1455.00	Final Warning
4722		Monika Sambell	35.00	354.00	354.00	1700.00	2443.00	Attorney Action
4723		Alfreda Coward	35.00	282.00	0.00	0.00	317.00	
4724		Joshua Marfleet	0.00	35.00	0.00	0.00	35.00	
4725		Nicola Levin	35.00	354.00	354.00	7786.00	8529.00	Attorney Action
4729		Grant Muench	0.00	35.00	0.00	97.00	132.00	
4731		Alan Smith	35.00	314.00	0.00	0.00	349.00	
4733		Leisha Robinson	0.00	35.00	0.00	0.00	35.00	
4735		David Christensen	0.00	65.00	0.00	0.00	65.00	
4743		James & Sumi Ferriero	20.00	0.00	0.00	0.00	20.00	
4745		Floria Mae Jasper	0.00	35.00	35.00	70.00	140.00	
4747		Sun 10, LLC	0.00	0.00	35.00	0.00	35.00	Late Notice
4749		Sadiq Ali	0.00	95.00	0.00	0.00	95.00	
4801		Guillermo Los	0.00	0.00	0.00	25.00	25.00	
4802		Scott Sharp	0.00	35.00	0.00	0.00	35.00	
4805		Sun 18 LLC	0.00	0.00	35.00	0.00	35.00	Late Notice
4808		Hernel Brown	35.00	354.00	25.00	0.00	414.00	
4809		Federal National Mortgage Ass	0.00	0.00	0.00	20.00	20.00	
4813		Brenda Bridge	0.00	35.00	20.00	0.00	55.00	
4814		Paul Plutino	35.00	354.00	354.00	638.00	1381.00	Final Warning
4815		Renata Santelli	35.00	0.00	35.00	0.00	70.00	Late Notice
4816		Eric Loeffler	35.00	354.00	354.00	3345.00	4088.00	Attorney Action
4818		Kerby Nelson	0.00	35.00	35.00	70.00	140.00	
4819		Anthony Pusateri	0.00	35.00	0.00	0.00	35.00	
4820		Lance Takacs	35.00	319.00	11.00	0.00	365.00	
4821		ML Sahar Investments LLC	0.00	35.00	0.00	0.00	35.00	
4822		David & Sofia Elgrably	0.00	83.00	0.00	0.00	83.00	
4824		Anne Kenny	0.00	35.00	0.00	0.00	35.00	
4825		Debra Conyers	0.00	235.00	0.00	60.00	295.00	Late Notice
4826		Michael O'Neil	35.00	319.00	354.00	1274.92	1982.92	Attorney Action
4827		Andre Smith	35.00	309.00	35.00	10.00	389.00	Late Notice
4903		Evol James	0.00	354.00	35.00	35.00	424.00	
4905		Mary Eschenburg	0.00	35.00	0.00	0.00	35.00	
4907		Daniela Diaz	35.00	354.00	354.00	2164.90	2907.90	Attorney Action
4909		Leonid & Zinaida Shekhtman	0.00	35.00	0.00	0.00	35.00	
TOTAL:			545.00	6755.00	3122.00	18117.82	28539.82	

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 07/01/16

Ending account #: "Last"

Ending date: 07/31/16

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	1ST United Oper. 1113011595	63,860.62	20,786.00	24,982.38	4,196.38CR	59,664.24
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/01/16 AR0045 AR-045 3,190.00 Owner Cash Receipts					
	07/01/16 AR0046 AR-046 638.00 Owner Cash Receipts					
	07/01/16 AR0047 AR-047 1,062.00 Owner Cash Receipts					
	07/05/16 AP0187 CK437727 4,377.27 FIRST INSURANCE FUNDING 7/1/16 Installment					
	07/05/16 AR0049 AR-049 319.00 Owner Cash Receipts					
	07/10/16 AR0050 AR-050 319.00 Owner Cash Receipts					
	07/13/16 AR0048 AR-048 7,736.00 Owner Cash Receipts					
	07/13/16 AR0051 AR-051 319.00 Owner Cash Receipts					
	07/18/16 AP0199 CK437754 4,377.54 FIRST INSURANCE FUNDING 8/1/16 Installment					
	07/18/16 AP0201 1047 425.00 ALPINE FARMS Bee Removal 4716 NW 82 Av					
	07/18/16 AP0201 1048 710.00 BROCK PROPERTY MANAGEMENT Aug 2016 Mgmt Fees					
	07/18/16 AP0201 1049 59.64 BROCK PROPERTY MANAGEMENT Parking Hangtag Mailing					
	07/18/16 AP0201 1050 50.00 BROCK PROPERTY MANAGEMENT 4805 Cook Interview					
	07/18/16 AP0201 1051 4,523.08 SPRINGDALE LAKES D CONDOM Aug 2016 Reserves					
	07/18/16 AP0201 1052 8,255.00 SPRINGDALE LAKES MASTER August 2016 Master Dues					
	07/18/16 AP0201 1053 1,227.95 STEVEN S. VALANCY, P.A. #4816 Loeffler, Hilda					
	07/18/16 AR0052 AR-052 4,785.00 Owner Cash Receipts					
	07/22/16 AR0000 AR07 319.00 Payment Adjustment					
	07/25/16 AP0209 1054 60.00 CRYSTAL MILLER Tow Reimbursement					
	07/25/16 AP0209 1055 146.00 DONA CESPEDES Tow Reimbursement					
	07/25/16 AR0053 AR-053 1,311.00 Owner Cash Receipts					
	07/25/16 AR0054 AR-054 1,107.00 Owner Cash Receipts					
	07/29/16 AP0229 CK72916 441.90 VALLEY NATIONAL BANK					
	07/31/16 CR0000 ADJUST 10.00					
1020	1ST United MM 1113011603	57,850.52	3.68	.00	3.68	57,854.20
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/31/16 CR0000 ADJUST 3.68					
1060	1ST United Reserve 1113011611	41,798.72	9,047.54	4,523.08	4,524.46	46,323.18
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/18/16 AR0197 1046 4,523.08 july reserves					
	07/25/16 AP0230 CK1061 4,523.08 SPRINGDALE LAKES D CONDOM Bank took out of Res.					
	07/25/16 AR0212 1051 4,523.08 Aug. reserves					
	07/31/16 CR0000 ADJUST 1.38					
1210	Valley Reserve II 41805941	26,008.95	.83	.00	.83	26,009.78
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/31/16 CR0000 ADJUST .83					

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1310	Assessments Receivable	20,799.82	22,659.00	19,700.00	2,959.00	23,758.82
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/01/16 AR0045 AR-045		2,836.00	Owner Cash Receipts		
	07/01/16 AR0046 AR-046		638.00	Owner Cash Receipts		
	07/01/16 AR0047 AR-047		957.00	Owner Cash Receipts		
	07/01/16 AR0179 AR01	22,649.00		Apply Assmt/Opt Charges		
	07/01/16 AR0180 AR08		1,169.00	Prepaid Application		
	07/05/16 AR0049 AR-049		319.00	Owner Cash Receipts		
	07/10/16 AR0050 AR-050		319.00	Owner Cash Receipts		
	07/13/16 AR0048 AR-048		7,396.00	Owner Cash Receipts		
	07/13/16 AR0051 AR-051		319.00	Owner Cash Receipts		
	07/18/16 AR0052 AR-052		4,421.00	Owner Cash Receipts		
	07/22/16 AR0000 AR07	10.00		Payment Adjustment		
	07/25/16 AR0053 AR-053		842.00	Owner Cash Receipts		
	07/25/16 AR0054 AR-054		484.00	Owner Cash Receipts		
1340	Late Fees Receivable	4,522.00	560.00	341.00	219.00	4,741.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/01/16 AR0047 AR-047		105.00	Owner Cash Receipts		
	07/13/16 AR0048 AR-048		16.00	Owner Cash Receipts		
	07/18/16 AR0052 AR-052		35.00	Owner Cash Receipts		
	07/18/16 AR0198 AR02	560.00		Apply Late Fees		
	07/19/16 AR0000 AR06		35.00	Owner Expense Adjust.		
	07/25/16 AR0053 AR-053		150.00	Owner Cash Receipts		
1380	Owner Admin. Fees Receiv.	30.00	10.00	.00	10.00	40.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/22/16 AR0000 AR07	10.00		Payment Adjustment		
1610	Prepaid Insurance	7,606.89	.00	.00	.00	7,606.89
2550	Refundable Deposits	361.00	.00	.00	.00	361.00
3010	Accounts Payable	.00	15,456.67	15,456.67	.00	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/18/16 AP0200 VH65		425.00	ALPINE FARMS	Bee Removal 4716 NW 82 Av	
	07/18/16 AP0200 VH66		710.00	BROCK PROPERTY MANAGEMENT	Aug 2016 Mgmt Fees	
	07/18/16 AP0200 VH67		59.64	BROCK PROPERTY MANAGEMENT	Parking Hangtag Mailing	
	07/18/16 AP0200 VH68		50.00	BROCK PROPERTY MANAGEMENT	4805 Cook Interview	
	07/18/16 AP0200 VH69		8,255.00	SPRINGDALE LAKES MASTER	August 2016 Master Dues	
	07/18/16 AP0200 VH70		4,523.08	SPRINGDALE LAKES D CONDOM	Aug 2016 Reserves	
	07/18/16 AP0200 VH71		1,027.95	STEVEN S. VALANCY, P.A.	#4816 Loeffler, Hilda	
	07/18/16 AP0200 VH72		200.00	STEVEN S. VALANCY, P.A.	General - Unit 1106	
	07/18/16 AP0201 1047	425.00		ALPINE FARMS	Bee Removal 4716 NW 82 Av	
	07/18/16 AP0201 1048	710.00		BROCK PROPERTY MANAGEMENT	Aug 2016 Mgmt Fees	
	07/18/16 AP0201 1049	59.64		BROCK PROPERTY MANAGEMENT	Parking Hangtag Mailing	
	07/18/16 AP0201 1050	50.00		BROCK PROPERTY MANAGEMENT	4805 Cook Interview	
	07/18/16 AP0201 1051	4,523.08		SPRINGDALE LAKES D CONDOM	Aug 2016 Reserves	

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/18/16 AP0201 1052 8,255.00 SPRINGDALE LAKES MASTER August 2016 Master Dues					
	07/18/16 AP0201 1053 1,227.95 STEVEN S. VALANCY, P.A. #4816 Loeffler, Hilda					
	07/22/16 AP0206 VH75 60.00 CRYSTAL MILLER Tow Reimbursement					
	07/22/16 AP0206 VH76 146.00 DONA CESPEDES Tow Reimbursement					
	07/25/16 AP0209 1054 60.00 CRYSTAL MILLER Tow Reimbursement					
	07/25/16 AP0209 1055 146.00 DONA CESPEDES Tow Reimbursement					
3310	Prepaid Owner Assessments	1,394.07CR	1,478.00	1,949.00	471.00CR	1,865.07CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/01/16 AR0045 AR-045 354.00 Owner Cash Receipts					
	07/01/16 AR0180 AR08 1,169.00 Prepaid Application					
	07/13/16 AR0048 AR-048 324.00 Owner Cash Receipts					
	07/18/16 AR0052 AR-052 329.00 Owner Cash Receipts					
	07/22/16 AR0000 AR07 309.00 Payment Adjustment					
	07/25/16 AR0053 AR-053 319.00 Owner Cash Receipts					
	07/25/16 AR0054 AR-054 623.00 Owner Cash Receipts					
3340	Valley National Loan	44,044.63CR	441.90	.00	441.90	43,602.73CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/29/16 AP0229 CK72916 441.90 VALLEY NATIONAL BANK					
3350	Exchange	615.10	.00	.00	.00	615.10
5010	Reserves - Unallocated	27,138.48CR	.00	9,046.16	9,046.16CR	36,184.64CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/18/16 AR0197 1046 4,523.08 july reserves					
	07/25/16 AR0212 1051 4,523.08 Aug. reserves					
5210	Reserves - Roofs	67,163.45	.00	.00	.00	67,163.45
5220	Reserves - Exterior Paint	81,594.29CR	.00	.00	.00	81,594.29CR
5240	Reserves - Loan	26,000.04CR	.00	.00	.00	26,000.04CR
5251	Reserves - Interest	228.70CR	.00	.00	.00	228.70CR
5510	Prior Year Net Inc./Loss	186,041.52CR	.00	.00	.00	186,041.52CR
6310	Assessment Income	135,894.00CR	.00	22,649.00	22,649.00CR	158,543.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/01/16 AR0179 AR01 22,649.00 Apply Assmt/Opt Charges					
6340	Late Fee Income	3,325.00CR	35.00	560.00	525.00CR	3,850.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/18/16 AR0198 AR02 560.00 Apply Late Fees					
	07/19/16 AR0000 AR06 35.00 Owner Expense Adjust.					

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6380	Owner Admin. Fees Income	40.00CR	.00	10.00	10.00CR	50.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/22/16 AR0000 AR07 10.00 Payment Adjustment					
6910	Interest Income	32.69CR	.00	5.89	5.89CR	38.58CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/31/16 CR0000 ADJUST .83					
	07/31/16 CR0000 ADJUST 3.68					
	07/31/16 CR0000 ADJUST 1.38					
7010	Management Fees	4,260.00	710.00	.00	710.00	4,970.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/18/16 AP0200 VH66 710.00 BROCK PROPERTY MANAGEMENT Aug 2016 Mgmt Fees					
7011	Master Association Fees	57,377.00	8,255.00	.00	8,255.00	65,632.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/18/16 AP0200 VH69 8,255.00 SPRINGDALE LAKES MASTER August 2016 Master Dues					
7013	Annual Corporate Report	61.25	.00	.00	.00	61.25
7021	Licenses & Fees	75.00	.00	.00	.00	75.00
7160	Legal Fees	1,648.45	1,227.95	.00	1,227.95	2,876.40
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/18/16 AP0200 VH71 1,027.95 STEVEN S. VALANCY, P.A. #4816 Loeffler, Hilda					
	07/18/16 AP0200 VH72 200.00 STEVEN S. VALANCY, P.A. General - Unit 1106					
7250	Bank Charges	50.00	10.00	.00	10.00	60.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/31/16 CR0000 ADJUST 10.00					
7280	Insurance	33,060.74	8,754.81	.00	8,754.81	41,815.55
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/05/16 AP0187 CK437727 4,377.27 FIRST INSURANCE FUNDING 7/1/16 Installment					
	07/18/16 AP0199 CK437754 4,377.54 FIRST INSURANCE FUNDING 8/1/16 Installment					
7321	Office Expense	953.30	109.64	.00	109.64	1,062.94
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	07/18/16 AP0200 VH67 59.64 BROCK PROPERTY MANAGEMENT Parking Hangtag Mailing					
	07/18/16 AP0200 VH68 50.00 BROCK PROPERTY MANAGEMENT 4805 Cook Interview					

## GENERAL LEDGER TRIAL BALANCE

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7991	Valley Loan (Note)			58,082.68CR	.00	.00	.00	58,082.68CR
8320	Building Repairs			142,736.75	.00	.00	.00	142,736.75
9201	Supplies			533.37	.00	.00	.00	533.37
9202	Miscellaneous			556.61	206.00	.00	206.00	762.61
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/22/16	AP0206	VH75	60.00		CRYSTAL MILLER	Tow Reimbursement	
	07/22/16	AP0206	VH76	146.00		DONA CESPEDES	Tow Reimbursement	
9751	Pest Control			.00	425.00	.00	425.00	425.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/18/16	AP0200	VH65	425.00		ALPINE FARMS	Bee Removal 4716 NW 82 Av	
9752	Lawn & Tree Maint			225.00	.00	.00	.00	225.00
9900	RESERVES:			31,661.56	9,046.16	.00	9,046.16	40,707.72
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	07/18/16	AP0200	VH70	4,523.08		SPRINGDALE LAKES D CONDOM	Aug 2016 Reserves	
	07/25/16	AP0230	CK1061	4,523.08		SPRINGDALE LAKES D CONDOM	Bank took out of Res.	
Grand totals:				.00	99,223.18	99,223.18	.00	.00

-- End of report --