

Southbrooke Condominium Association

Financial Statements

December 31, 2023

Southbrooke Condominium Assoc

FUND BALANCE SHEET

As of: 12/31/2023

Assets

Account	Operating	Reserves	Total
Asset			
01002 Members Receivable	\$3,504.52	\$0.00	\$3,504.52
01005 Truist-Operating 1100018173784	\$3,313.25	\$0.00	\$3,313.25
01006 Truist-Reserves 1100018173822	\$0.00	\$174,878.72	\$174,878.72
01007 Due From Operating	\$0.00	\$18,220.57	\$18,220.57
01008 Prepaid Insurance	\$9,377.65	\$0.00	\$9,377.65
01009 Prepaid Expenses	\$2,952.17	\$0.00	\$2,952.17
Asset Total	\$19,147.59	\$193,099.29	\$212,246.88
Total Assets:	\$19,147.59	\$193,099.29	\$212,246.88

Liabilities

Account	Operating	Reserves	Total
Liability			
02001 Prepaid Owner Assessments	\$4,357.28	\$0.00	\$4,357.28
02005 Due To Reserves	\$18,220.57	\$0.00	\$18,220.57
02006 Accrued Expenses	\$2,000.00	\$0.00	\$2,000.00
Liability Total	\$24,577.85	\$0.00	\$24,577.85
Total Liabilities:	\$24,577.85	\$0.00	\$24,577.85

Equity

Account	Operating	Reserves	Total
Members Equity			
06100 Operating Fund Balance	(\$3,748.82)	\$0.00	(\$3,748.82)
06190 Prior Year Adjustment	(\$11,144.93)	\$0.00	(\$11,144.93)
Members Equity Total	(\$14,893.75)	\$0.00	(\$14,893.75)
Reserves			
06201 Reserves-Pavement	\$0.00	\$21,597.76	\$21,597.76
06202 Reserves-Elevators	\$0.00	\$68,758.65	\$68,758.65
06203 Reserves-Roof	\$0.00	\$34,857.59	\$34,857.59
06204 Reserves-Painting	\$0.00	\$65,047.57	\$65,047.57
06205 Reserves-Landscape/Streets	\$0.00	\$702.37	\$702.37
06206 Reserves-Reserve Study	\$0.00	\$349.08	\$349.08
06250 Reserves-Interest	\$0.00	\$1,786.27	\$1,786.27
Reserves Total	\$0.00	\$193,099.29	\$193,099.29
Current Year Net Income/(Loss)	\$9,463.49	\$0.00	\$9,463.49
Total Equity:	(\$5,430.26)	\$193,099.29	\$187,669.03
Total Liabilities & Equity	\$19,147.59	\$193,099.29	\$212,246.88

Southbrooke Condominium Assoc

INCOME STATEMENT

Start: 12/01/2023 | End: 12/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
03004 Monthly Member Assessments	11,124.38	11,124.38	0.00	133,493.00	133,493.00	0.00	133,493.00
03006 Owner Finance Charges	4.32	0.00	4.32	18.92	0.00	18.92	0.00
03007 Operating Interest Income	0.09	0.00	0.09	1.32	0.00	1.32	0.00
03011 Reserve Income-Interest	219.49	0.00	219.49	854.95	0.00	854.95	0.00
03012 Late Fees	150.00	0.00	150.00	1,024.83	0.00	1,024.83	0.00
03015 Misc. Income	3,600.00	0.00	3,600.00	3,600.00	0.00	3,600.00	0.00
Income Total	15,098.28	11,124.38	3,973.90	138,993.02	133,493.00	5,500.02	133,493.00
Total Income	15,098.28	11,124.38	3,973.90	138,993.02	133,493.00	5,500.02	133,493.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative Expenses							
04100 Management Fees	600.00	325.00	(275.00)	7,003.67	3,900.00	(3,103.67)	3,900.00
04101 Accounting	1,800.00	0.00	(1,800.00)	6,606.12	0.00	(6,606.12)	0.00
04108 Collections Expense	0.00	41.63	41.63	0.00	500.00	500.00	500.00
04110 Office Expenses	0.16	200.00	199.84	193.57	2,400.00	2,206.43	2,400.00
04111 Op Bank Charges/Coupons	0.00	22.88	22.88	251.66	275.00	23.34	275.00
04120 Tax Return Preparation Fee	0.00	41.63	41.63	0.00	500.00	500.00	500.00
04124 Bad Debt	0.03	0.00	(0.03)	50.54	0.00	(50.54)	0.00
04125 Legal Fees	0.00	41.63	41.63	4,964.50	500.00	(4,464.50)	500.00
Administrative Expenses Total	2,400.19	672.77	(1,727.42)	19,070.06	8,075.00	(10,995.06)	8,075.00
Maintenance Expenses							
4126 Bad Debt	0.00	0.00	0.00	25.60	0.00	(25.60)	0.00
04130 Utilities	0.00	2,083.37	2,083.37	19,219.73	25,000.00	5,780.27	25,000.00
04131 Telephone	122.00	250.00	128.00	1,346.06	3,000.00	1,653.94	3,000.00
04133 Fire Alarm Monitoring	100.94	100.00	(0.94)	1,203.45	1,200.00	(3.45)	1,200.00
04135 Insurance	(3,686.70)	1,500.00	5,186.70	14,155.58	18,000.00	3,844.42	18,000.00
04136 Appraisal Fees 1/3 Years	0.00	50.00	50.00	0.00	600.00	600.00	600.00
04140 Termite Contract	0.00	33.13	33.13	398.00	398.00	0.00	398.00
04146 Pest Control-Exterior	0.00	316.63	316.63	0.00	3,800.00	3,800.00	3,800.00
04147 Mosquito Spray	0.00	120.38	120.38	0.00	1,445.00	1,445.00	1,445.00
04150 Lawn Maintenance	400.00	458.37	58.37	7,200.00	5,500.00	(1,700.00)	5,500.00
04160 Janitorial	300.00	275.00	(25.00)	1,795.00	3,300.00	1,505.00	3,300.00
04165 General Maintenance	0.00	833.37	833.37	16,394.36	10,000.00	(6,394.36)	10,000.00
04170 Elevator Maintenance	0.00	416.63	416.63	5,523.71	5,000.00	(523.71)	5,000.00
04172 Elevator & Fire System Repair	395.60	125.00	(270.60)	7,321.90	1,500.00	(5,821.90)	1,500.00
04174 Fire Inspections	213.83	208.37	(5.46)	213.83	2,500.00	2,286.17	2,500.00
04176 Air Cond/Chiller Maintenance	0.00	166.63	166.63	0.00	2,000.00	2,000.00	2,000.00
04180 Additional Projects	0.00	416.63	416.63	0.00	5,000.00	5,000.00	5,000.00
04185 Contingency	0.00	166.63	166.63	0.00	2,000.00	2,000.00	2,000.00
04190 Licenses & Fees	0.00	14.62	14.62	662.25	175.00	(487.25)	175.00
Maintenance Expenses Total	(2,154.33)	7,534.76	9,689.09	75,459.47	90,418.00	14,958.53	90,418.00
Transfers to Reserve							
04999 Reserve Transfers	2,916.63	2,916.63	0.00	35,000.00	35,000.00	0.00	35,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Transfers to Reserve Total	2,916.63	2,916.63	0.00	35,000.00	35,000.00	0.00	35,000.00
Total Expense	3,162.49	11,124.16	7,961.67	129,529.53	133,493.00	3,963.47	133,493.00
Net Income	11,935.79	0.22	11,935.57	9,463.49	0.00	9,463.49	0.00



999-99-99-99 31289 1 C 001 30 55 004
 SOUTHBROOKE CONDOMINIUM ASSN INC
 OPERATING ACCT
 C/O SHARMA & ASSOCIATES INC
 3363 W COMMERCIAL BLVD STE 105
 FORT LAUDERDALE FL 33309-3470

Your account statement

For 12/29/2023

Contact us



Truist.com



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

■ ASSOC SVCS INTEREST CHECKING [REDACTED]

Account summary

Your previous balance as of 11/30/2023	\$7,683.48
Checks	- 400.00
Other withdrawals, debits and service charges	- 11,346.42
Deposits, credits and interest	+ 14,558.31
Your new balance as of 12/29/2023	= \$10,495.37

Interest summary

Interest paid this statement period	\$0.09
2023 interest paid year-to-date	\$1.32
Interest rate	0.01%

Checks

DATE	CHECK #	AMOUNT(\$)
12/22	10038	400.00
Total checks		= \$ 400.00

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
12/04	ACH CORP DEBIT ACH KINGS III OF AME SOUTHBROOKE CONDOMINIUM CUSTOMER ID 304934	61.00
12/04	ACH CORP DEBIT ACH KINGS III OF AME SOUTHBROOKE CONDOS CUSTOMER ID 304935	61.00
12/05	ACH CORP DEBIT 3523761499 CRIME PREVENTION SOUTHBROOKE CONDOMINIUM CUSTOMER ID M120147281197	100.94
12/06	ACH CORP DEBIT AVIDPAY AVIDPAY SERVICE Southbrooke Condominiu CUSTOMER ID CK10036	398.00
12/06	ACH CORP DEBIT AVIDPAY AVIDPAY SERVICE Southbrooke Condominiu CUSTOMER ID CK10037	1,400.00
12/14	PAYMENT Tower Hill Insur 8583 Vantage Risk Specialty	3,447.21
12/15	ACH CORP DEBIT AVIDPAY AVIDPAY SERVICE Southbrooke Condominiu CUSTOMER ID CK10039	2,961.60
12/15	PREAUTHORIZED TRANSFER ACCOUNT NUMBER 1100018173822	2,916.67
Total other withdrawals, debits and service charges		= \$11,346.42

Overdraft and Returned Item Fees

	TOTAL THIS STATEMENT PERIOD(\$)	TOTAL YEAR-TO-DATE (\$)
Total Overdraft Fees*	0.00	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(\$)
12/04	CONSOL ELEC BILL PAY DEPOSIT 2	777.26
12/04	DEPOSIT	3,600.00

continued

■ ASSOC SVCS INTEREST CHECKING 1100018173784 (continued)

DATE	DESCRIPTION	AMOUNT(\$)
12/04	CONSOL ELEC DEPOSIT 10	4,344.76
12/05	CONSOLIDATED COUPON PAYMENT 1	461.11
12/07	CONSOLIDATED COUPON PAYMENT 1	461.11
12/11	CONSOLIDATED COUPON PAYMENT 2	1,310.13
12/14	AVIDPAY SOUTHBROOKE COND Southbrooke Condominiu CUSTOMER ID CK10036	398.00
12/19	CONSOLIDATED COUPON PAYMENT 1	425.73
12/20	REMOTE DEPOSIT	212.08
12/20	REMOTE DEPOSIT	428.85
12/26	CONSOL ELEC BILL PAY DEPOSIT 1	497.00
12/26	CONSOLIDATED COUPON PAYMENT 3	1,277.19
12/29	CONSOL ELEC BILL PAY DEPOSIT 1	365.00
12/29	EFFECTIVE DATE 12-31-23 INTEREST PAYMENT	0.09
Total deposits, credits and interest		= \$14,558.31

Changes are being made effective February 2, 2024, to the Commercial Bank Services Agreement ("CBSA") that governs your account, including a new paragraph titled Fraud Detection Products. Continued use of your account after the effective date constitutes your acceptance of the changes. The most current version of the CBSA can be obtained at any Truist branch or online at www.truist.com/CBSA. All future transactions on your account will be governed by the amended CBSA. If you have any questions about this change, contact your local Truist branch, your relationship manager, or call 844-4TRUIST (844-487-8478).



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.

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
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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 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 or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

Southbrooke Condominium Assoc
BANK RECONCILIATION
Statement Date: 12/31/2023

Run Date: 01/11/2024
Run Time: 02:46 PM

Reconciliation Summary: TFC - Truist		GL Account: 01006 - Truist-Reserves	
Bank Statement Balance	\$174,878.72	Account Balance	\$174,878.72
GL Account Balance	\$174,878.72	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$174,878.72
		- Statement Balance	\$174,878.72
		Difference	\$0.00

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



999-99-99-99 31289 0 C 001 30 50 004
 SOUTHBROOKE CONDOMINIUM ASSN INC
 RESERVE ACCT
 C/O SHARMA & ASSOCIATES INC
 3363 W COMMERCIAL BLVD STE 105
 FORT LAUDERDALE FL 33309-3470

Your account statement

For 12/29/2023

Contact us



Truist.com



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

■ ASSOC SVCS MONEY MKT SAVINGS XXXXXXXXXX

Account summary

Your previous balance as of 11/30/2023	\$171,742.56
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 3,136.16
Your new balance as of 12/29/2023	= \$174,878.72

Interest summary

Interest paid this statement period	\$219.49
2023 interest paid year-to-date	\$1,374.05
Interest rate	1.49%
Annual percentage yield (APY) earned	1.50%

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/15	PREAUTHORIZED TRANSFER ACCOUNT NUMBER 1100018173784	2,916.67
12/29	EFFECTIVE DATE 12-31-23 INTEREST PAYMENT	219.49
Total deposits, credits and interest		= \$3,136.16

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Charlotte, NC 28201

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- 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

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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

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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)			
		Date/Type	Amount	Date/Type	Amount
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.					

For more information, please contact your local Truist branch, visit Truist.com or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

Southbrooke Condominium Association
Insurance Schedule 2024

		POLICY COSTS						
GL	Type	Term Start	Term End	2023/24 Policies cost	2024/25 Policies cost	2024 Annual Expense	2024 Monthly Expense	Prepaid at 12/31/24
4135	Property [Incl. Wind]	[a]	05/01/24	05/01/25	\$ 26,050	\$ 26,050	2,176.81	\$ 8,636
4135	Auto Owner	[a]	05/04/24	05/04/25	2,184	2,184	182.46	742
	Total Premium Costs				\$ 28,234	\$ 28,234	2,359.26	\$ 9,378

Expense for Month - GL4135 \$ 2,359.26

Notes:

[a] Tower Hill Ins 06/23-05/24 Auto Owner Ins 06/23-05/24 .

Insurance Payable - GL2014			
Total Premium	26,050.31	Down payment	8,849.27
		Total Finance Charge	-
		Total Payment	17,201.04
		Monthly Installment	\$3,447.21
		# of payments	5
		Starting date	6/1/2023