

Monthly Financial Reports November 2024

Gables Professional Mgmt
TEN30 CONDOMINIUM ASSOCIATION, INC.

Monday, December 9, 2024

Table of Contents

Section	Report	Description
1	Fund Balance Sheet - By Range	A list of the balances in all general ledger accounts broken down by funds.
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	General Ledger Detail	Shows General Ledger activity and supporting information for a given time period.
4	Aged Payables	Expenses that need to be paid and how long they have been due.
5	Prepaid Owners	The list of owners with a prepaid balance.
6	Aged Owner Balance	The list of owners with balances over 30 days.
7	Trial Balance	A list of the balances in all general ledger accounts.

TEN30 CONDOMINIUM ASSOCIATION, INC.

FUND BALANCE SHEET

As of: 11/30/2024

Assets

Account	Operating Fund	Reserve Fund	Special Assessment Fund	Total
Cash				
01011-00 City National; Operating #7612	\$18,161.44	\$0.00	\$0.00	\$18,161.44
01016-00 City National; Special Assessment #7621	\$0.00	\$0.00	\$56,230.11	\$56,230.11
01021-00 City National; Reserve Account #7648	\$0.00	\$86,202.20	\$0.00	\$86,202.20
Cash Total	\$18,161.44	\$86,202.20	\$56,230.11	\$160,593.75
Receivables				
01200-00 Assessments Receivable	\$14,107.27	\$0.00	\$0.00	\$14,107.27
01202-00 Special Assessment Receivable	\$0.00	\$0.00	\$7,540.02	\$7,540.02
01220-00 Late Fee Receivable	\$800.00	\$0.00	\$0.00	\$800.00
01230-00 Assessment Interest	\$1,985.52	\$0.00	\$0.00	\$1,985.52
01232-00 Utilities Reimbursement	\$2,734.83	\$0.00	\$0.00	\$2,734.83
01237-00 Owners Specific - General	\$70.00	\$0.00	\$0.00	\$70.00
01238-00 Owner Specific - Collection/Recovery	\$150.00	\$0.00	\$0.00	\$150.00
Receivables Total	\$19,847.62	\$0.00	\$7,540.02	\$27,387.64
Other Assets				
01251-00 Prepaid Insurance	\$34,641.32	\$0.00	\$0.00	\$34,641.32
01252-00 Due from Operating to RV	\$0.00	\$23,039.13	\$0.00	\$23,039.13
01500-00 Utility Deposits	\$2,495.00	\$0.00	\$0.00	\$2,495.00
01502-00 Prepaid Expenses	\$757.31	\$0.00	\$0.00	\$757.31
Other Assets Total	\$37,893.63	\$23,039.13	\$0.00	\$60,932.76
Total Assets:	\$75,902.69	\$109,241.33	\$63,770.13	\$248,914.15

Liabilities

Account	Operating Fund	Reserve Fund	Special Assessment Fund	Total
Current Liabilities				
02000-00 Accounts Payable	\$640.00	\$0.00	\$0.00	\$640.00
02003-00 Accrued Expenses	\$292.91	\$0.00	\$0.00	\$292.91
02005-00 Prepaid Reg Assessments	\$2,477.19	\$0.00	\$0.00	\$2,477.19
02009-00 Due to Reserve	\$23,039.13	\$0.00	\$0.00	\$23,039.13
02015-00 Due to Developer	\$6,449.76	\$0.00	\$0.00	\$6,449.76
02150-00 In Transit / Transfer	\$500.00	\$0.00	\$0.00	\$500.00
02600-00 Insurance Payable	\$15,145.97	\$0.00	\$0.00	\$15,145.97
Current Liabilities Total	\$48,544.96	\$0.00	\$0.00	\$48,544.96
Deferred Liability				
02801-SA2410 Special Assessment _SA2410	\$0.00	\$0.00	\$63,770.13	\$63,770.13
Deferred Liability Total	\$0.00	\$0.00	\$63,770.13	\$63,770.13
Total Liabilities:	\$48,544.96	\$0.00	\$63,770.13	\$112,315.09

Equity

Account	Operating Fund	Reserve Fund	Special Assessment Fund	Total
Equity				
03800-00 Prior Year Adjustment	\$41,141.15	\$0.00	\$0.00	\$41,141.15
03900-00 Fund Balance	(\$21,614.30)	\$0.00	\$0.00	(\$21,614.30)

Account	Operating Fund	Reserve Fund	Special Assessment Fund	Total
Equity Total	\$19,526.85	\$0.00	\$0.00	\$19,526.85
Reserves				
04010-00 RSV - Paint Exterior	\$0.00	\$56,543.28	\$0.00	\$56,543.28
04020-00 RSV - Roof	\$0.00	\$41,531.88	\$0.00	\$41,531.88
04030-00 RSV - Parking Deck	\$0.00	\$11,125.97	\$0.00	\$11,125.97
04100-00 RSV - Interest	\$0.00	\$40.20	\$0.00	\$40.20
Reserves Total	\$0.00	\$109,241.33	\$0.00	\$109,241.33
Miscellaneous Equity				
04902-00 Owner Specific - Collection / Recovery	\$150.00	\$0.00	\$0.00	\$150.00
04970-00 Owner Specific - NSF Recovery	\$70.00	\$0.00	\$0.00	\$70.00
04990-00 Owner Specific - General	\$307.81	\$0.00	\$0.00	\$307.81
Miscellaneous Equity Total	\$527.81	\$0.00	\$0.00	\$527.81
Current Year Net Income/(Loss)	\$7,303.08	\$0.00	\$0.00	\$7,303.08
Total Equity:	\$27,357.74	\$109,241.33	\$0.00	\$136,599.07
Total Liabilities & Equity	\$75,902.70	\$109,241.33	\$63,770.13	\$248,914.15

TEN30 CONDOMINIUM ASSOCIATION, INC.

INCOME STATEMENT

Start: 11/01/2024 | End: 11/30/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010-00 Assessment	26,362.95	26,363.00	(0.05)	289,992.45	289,993.00	(0.55)	316,356.00
05012-00 Reserve Assessment	3,260.93	3,260.93	0.00	35,870.23	35,870.23	0.00	39,131.18
05015-00 Background Check	200.00	0.00	200.00	500.00	0.00	500.00	0.00
05019-00 Owner Utility Reim	1,767.59	0.00	1,767.59	18,654.54	0.00	18,654.54	0.00
05020-00 Special Assessment	0.00	0.00	0.00	199,287.47	0.00	199,287.47	0.00
05050-00 Late Fees	125.00	0.00	125.00	1,675.00	0.00	1,675.00	0.00
05060-00 Assessment Interest	361.08	0.00	361.08	3,094.64	0.00	3,094.64	0.00
05070-00 Subsidy/Other Income	0.00	0.00	0.00	39,746.94	0.00	39,746.94	0.00
05092-00 Owner Access Fobs/Pkg Tags/Key Cards	150.00	145.83	4.17	502.00	1,604.13	(1,102.13)	1,750.00
05112-00 Interest Reserves	3.36	62.50	(59.14)	31.39	687.50	(656.11)	750.00
Income Total	32,230.91	29,832.26	2,398.65	589,354.66	328,154.86	261,199.80	357,987.18
Total Income	32,230.91	29,832.26	2,398.65	589,354.66	328,154.86	261,199.80	357,987.18

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative							
06020-00 Printing & Postage	67.91	41.67	(26.24)	584.34	458.37	(125.97)	500.00
06070-00 Annual Corporate Fee	0.00	5.17	5.17	0.00	56.87	56.87	62.00
06080-00 State Fees	0.00	12.50	12.50	173.50	137.50	(36.00)	150.00
06300-00 Accounting	0.00	166.67	166.67	1,000.00	1,833.37	833.37	2,000.00
06335-00 Legal - General Matters	210.00	1,000.00	790.00	7,595.64	11,000.00	3,404.36	12,000.00
06337-00 Professional Srv - Other	150.00	150.00	0.00	1,700.00	1,650.00	(50.00)	1,800.00
06350-00 Bank Fees	0.00	16.67	16.67	0.00	183.37	183.37	200.00
06360-00 Licenses & Permits	0.00	41.67	41.67	1,300.68	458.37	(842.31)	500.00
06370-00 Admin Expense	448.56	104.75	(343.81)	1,542.41	1,152.25	(390.16)	1,257.00
Administrative Total	876.47	1,539.10	662.63	13,896.57	16,930.10	3,033.53	18,469.00
Contract Maintenance							
06900-00 Management Contract	1,037.00	1,000.00	(37.00)	11,407.00	11,000.00	(407.00)	12,000.00
06910-00 Lawn Maintenance	300.00	325.00	25.00	3,600.00	3,575.00	(25.00)	3,900.00
06930-00 Janitorial Service	3,076.00	2,916.67	(159.33)	32,189.00	32,083.37	(105.63)	35,000.00
06941-00 Front Desk Service	1,052.80	1,666.67	613.87	12,474.60	18,333.37	5,858.77	20,000.00
06970-00 Fire & Elev Alarm Monitoring	260.01	50.00	(210.01)	2,866.11	550.00	(2,316.11)	600.00
06980-00 Pool/Spa Maintenance	250.00	250.00	0.00	2,750.00	2,750.00	0.00	3,000.00
06990-00 Pest Extermtg. & Fertilizer	145.00	150.00	5.00	1,595.00	1,650.00	55.00	1,800.00
06992-00 Elevator Contract	262.50	250.00	(12.50)	2,887.50	2,750.00	(137.50)	3,000.00
06997-00 Equipment Lease/WIFI	(29.69)	70.00	99.69	677.52	770.00	92.48	840.00
06998-00 Community Access Subsc. Svs	724.00	169.00	(555.00)	3,479.34	1,859.00	(1,620.34)	2,028.00
Contract Maintenance Total	7,077.62	6,847.34	(230.28)	73,926.07	75,320.74	1,394.67	82,168.00
General Maintenance							
07000-00 Landscaping Impr. / Extras	100.00	250.00	150.00	3,910.00	2,750.00	(1,160.00)	3,000.00
07036-00 R&M - Lighting	0.00	66.67	66.67	0.00	733.37	733.37	800.00
07040-00 Lawn Fertilization / Replacement	0.00	50.00	50.00	0.00	550.00	550.00	600.00
07055-00 R&M - Irrigation	0.00	66.67	66.67	150.00	733.37	583.37	800.00
07060-00 R&M - Misc Rec Area	32.09	25.00	(7.09)	32.09	275.00	242.91	300.00
07070-00 Contingency	64.00	666.67	602.67	6,884.00	7,333.37	449.37	8,000.00
07093-00 Elevator Repair	0.00	250.00	250.00	3,273.80	2,750.00	(523.80)	3,000.00
07094-00 Equipment Inspections	0.00	166.67	166.67	1,981.60	1,833.37	(148.23)	2,000.00
07096-00 R&M - Air Conditioning Sys.	457.50	250.00	(207.50)	5,076.50	2,750.00	(2,326.50)	3,000.00
07100-00 R&M - Pool Equip	618.03	27.83	(590.20)	2,068.03	306.13	(1,761.90)	334.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07110-00 R&M - General	202.19	250.00	47.81	288.58	2,750.00	2,461.42	3,000.00
07112-00 R&M - Driveway	0.00	18.33	18.33	0.00	201.63	201.63	220.00
07114-00 R&M - Plumbing	240.00	41.67	(198.33)	740.00	458.37	(281.63)	500.00
07115-00 R&M - Electrical	618.02	83.33	(534.69)	618.02	916.63	298.61	1,000.00
07155-00 R&M - Trash Chute	165.00	166.67	1.67	1,815.00	1,833.37	18.37	2,000.00
07160-00 R&M - General Supplies	99.57	83.33	(16.24)	247.26	916.63	669.37	1,000.00
07166-00 R&M - Fitness Equipment	2,134.65	0.00	(2,134.65)	2,134.65	0.00	(2,134.65)	0.00
07172-00 R&M - Life Safety	0.00	27.83	27.83	0.00	306.13	306.13	334.00
07173-00 R&M - Fire Sprinkler	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
07175-00 R&M - Alarm System Equip.	0.00	55.00	55.00	0.00	605.00	605.00	660.00
07185-00 R&M - Building Cleaning	0.00	83.33	83.33	0.00	916.63	916.63	1,000.00
General Maintenance Total	4,731.05	2,712.33	(2,018.72)	29,219.53	29,835.63	616.10	32,548.00
Utilities							
07500-00 Electricity	1,681.80	2,166.67	484.87	17,168.61	23,833.37	6,664.76	26,000.00
07520-00 Water & Sewer	2,236.31	1,066.50	(1,169.81)	26,156.01	11,731.50	(14,424.51)	12,798.00
07550-00 Waste Service	828.41	750.00	(78.41)	8,921.29	8,250.00	(671.29)	9,000.00
07570-00 Telephone & Internet	85.60	300.00	214.40	2,469.38	3,300.00	830.62	3,600.00
Utilities Total	4,832.12	4,283.17	(548.95)	54,715.29	47,114.87	(7,600.42)	51,398.00
Insurance							
08000-00 Liability	610.74	578.83	(31.91)	6,686.21	6,367.13	(319.08)	6,946.00
08010-00 Fidelity Bond	20.01	19.00	(1.01)	219.07	209.00	(10.07)	228.00
08020-00 Directors & Officers	159.03	151.08	(7.95)	1,272.24	1,661.88	389.64	1,813.00
08025-00 Flood Finance Charges	137.42	69.83	(67.59)	1,306.61	768.13	(538.48)	838.00
08035-00 Multi-Peril Package	12,810.87	8,333.33	(4,477.54)	139,218.70	91,666.63	(47,552.07)	100,000.00
08040-00 Flood Insurance	1,928.67	1,929.00	0.33	19,287.03	21,219.00	1,931.97	23,148.00
08060-00 Umbrella	620.90	108.33	(512.57)	7,115.17	1,191.63	(5,923.54)	1,300.00
Insurance Total	16,287.64	11,189.40	(5,098.24)	175,105.03	123,083.40	(52,021.63)	134,273.00
Special Assessment Transfer							
08500-00 Special Assessment Exp	0.00	0.00	0.00	97,385.27	0.00	(97,385.27)	0.00
08500-SA2410 Special Assessment _SA2410	0.00	0.00	0.00	101,902.20	0.00	(101,902.20)	0.00
Special Assessment Transfer Total	0.00	0.00	0.00	199,287.47	0.00	(199,287.47)	0.00
Reserve Transfer							
09000-00 Reserve Transfer	3,260.93	3,260.93	0.00	35,870.23	35,870.23	0.00	39,131.18
09100-00 Interest Reserves	3.36	0.00	(3.36)	31.39	0.00	(31.39)	0.00
Reserve Transfer Total	3,264.29	3,260.93	(3.36)	35,901.62	35,870.23	(31.39)	39,131.18
Total Expense	37,069.19	29,832.27	(7,236.92)	582,051.58	328,154.97	(253,896.61)	357,987.18
Net Income	(4,838.28)	(0.01)	(4,838.27)	7,303.08	(0.11)	7,303.19	0.00

TEN30 CONDOMINIUM ASSOCIATION, INC.

Run Date: 12/09/2024
Run Time: 03:37 PM

GENERAL LEDGER DETAIL

As of: Start: 11/01/2024 | End: 11/30/2024

Account		Balance Forward			Debits	Credits	Ending Balance
06020-00 Printing & Postage				\$516.43	\$67.91	\$0.00	\$584.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/25/2024	GL 681340 Journal Entry		Accrue Admin Exp	Post / Print	\$67.91	\$0.00	
06080-00 State Fees				\$173.50	\$0.00	\$0.00	\$173.50
06300-00 Accounting				\$1,000.00	\$0.00	\$0.00	\$1,000.00
06335-00 Legal - General Matters				\$7,385.64	\$210.00	\$0.00	\$7,595.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/21/2024	AP 675843 Enter Bill		HALP - HALPERN RODRIGUEZ, LLP	General Matters; 10/...	\$210.00	\$0.00	
06337-00 Professional Srv - Other				\$1,550.00	\$150.00	\$0.00	\$1,700.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/11/2024	AP 673155 Enter Bill		MINO - MINOL	Water Billing Servic...	\$150.00	\$0.00	
06360-00 Licenses & Permits				\$1,300.68	\$0.00	\$0.00	\$1,300.68
06370-00 Admin Expense				\$1,093.85	\$448.56	\$0.00	\$1,542.41
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/15/2024	AP 673152 Enter Bill		O-CHAN - KENNETH CHAN	Reimburse cost mater...	\$383.56	\$0.00	
11/25/2024	GL 681340 Journal Entry		Acc Admin Exp	Storage/Software/Sup...	\$65.00	\$0.00	
06900-00 Management Contract				\$10,370.00	\$1,037.00	\$0.00	\$11,407.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2024	AP 666092 Enter Bill		GPM - GABLES PROFESSIONAL MANAGE...	Mangement Fee; 2024....	\$1,037.00	\$0.00	
06910-00 Lawn Maintenance				\$3,300.00	\$300.00	\$0.00	\$3,600.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/29/2024	AP 680738 Enter Bill		BARR - BARRERAS LANDSCAPING CORP	Landscape; 11/11, 11...	\$300.00	\$0.00	
06930-00 Janitorial Service				\$29,113.00	\$3,076.00	\$0.00	\$32,189.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2024	AP 666090 Enter Bill		ASI - ASI AMERICA SERVICE INDS	Janitorial Services;...	\$3,076.00	\$0.00	
06941-00 Front Desk Service				\$11,421.80	\$1,052.80	\$0.00	\$12,474.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/15/2024	AP 672589 Enter Bill		GPM - GABLES PROFESSIONAL MANAGE...	Staff Payroll - 11/0...	\$358.40	\$0.00	
11/30/2024	AP 676832 Enter Bill		GPM - GABLES PROFESSIONAL MANAGE...	Staff Payroll - 11/1...	\$694.40	\$0.00	
06970-00 Fire & Elev Alarm Monitoring				\$2,606.10	\$260.01	\$0.00	\$2,866.11
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/25/2024	GL 681319 Journal Entry		PP Fire-M/M	PP Fire-M/M; 2024.11	\$260.01	\$0.00	
06980-00 Pool/Spa Maintenance				\$2,500.00	\$250.00	\$0.00	\$2,750.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2024	AP 670283 Enter Bill		BLU - BLUE OCEAN POOL SERVICE IN...	Pool Service, 2024.1...	\$250.00	\$0.00	
06990-00 Pest Extermtg. & Fertilizer				\$1,450.00	\$145.00	\$0.00	\$1,595.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/6/2024	AP 673153 Enter Bill		TORO - TORO PEST MANAGEMENT	Common Area Pest Con...	\$145.00	\$0.00	
06992-00 Elevator Contract				\$2,625.00	\$262.50	\$0.00	\$2,887.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2024	GL 668230 Journal Entry		PP Elevator 1502/6992	PP TK Elev \$262.50; ...	\$262.50	\$0.00	
06997-00 Equipment Lease/WIFI				\$707.21	\$40.00	\$69.69	\$677.52
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2024	GL 681288 Journal Entry		Rev GTek Equip Lease	Rev GTek Lease; 2024...	\$0.00	\$69.69	
11/15/2024	AP 675852 Enter Bill		GCTE - GCTEK SOLUTIONS LLC	Wireless Access Subs...	\$40.00	\$0.00	

Account		Balance Forward		Debits	Credits	Ending Balance
06998-00 Community Access Subsc. Svs			\$2,755.34	\$724.00	\$0.00	\$3,479.34
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/25/2024	GL 681295 Journal Entry		Latch Annual Sub 11/23-11/24; PP	PP Latch Sys;2024/10	\$320.00	\$0.00
11/25/2024	GL 681309 Journal Entry		Prepaid Disb - Butterfly Sub	PP - Butterfly; 2024...	\$404.00	\$0.00
07000-00 Landscaping Impr. / Extras			\$3,810.00	\$100.00	\$0.00	\$3,910.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/29/2024	AP 680738 Enter Bill		BARR - BARRERAS LANDSCAPING CORP	Landscape; 11/11, 11...	\$100.00	\$0.00
07055-00 R&M - Irrigation			\$150.00	\$0.00	\$0.00	\$150.00
07060-00 R&M - Misc Rec Area			\$0.00	\$32.09	\$0.00	\$32.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/15/2024	AP 673152 Enter Bill		O-CHAN - KENNETH CHAN	Reimburse cost mater...	\$32.09	\$0.00
07070-00 Contingency			\$6,820.00	\$64.00	\$0.00	\$6,884.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/1/2024	AP 675854 Enter Bill		GPM - GABLES PROFESSIONAL MANAGE...	Special Assessment A...	\$64.00	\$0.00
07093-00 Elevator Repair			\$3,273.80	\$0.00	\$0.00	\$3,273.80
07094-00 Equipment Inspections			\$1,981.60	\$0.00	\$0.00	\$1,981.60
07096-00 R&M - Air Conditioning Sys.			\$4,619.00	\$457.50	\$0.00	\$5,076.50
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/15/2024	AP 673152 Enter Bill		O-CHAN - KENNETH CHAN	Reimburse cost mater...	\$457.50	\$0.00
07100-00 R&M - Pool Equip			\$1,450.00	\$618.03	\$0.00	\$2,068.03
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/15/2024	AP 673152 Enter Bill		O-CHAN - KENNETH CHAN	Reimburse cost mater...	\$618.03	\$0.00
07110-00 R&M - General			\$86.39	\$202.19	\$0.00	\$288.58
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/6/2024	AP 670293 Enter Bill		O-GRE - JEFFERY GREAVES	Reim Cost; Refil Pro...	\$26.74	\$0.00
11/18/2024	AP 672926 Enter Bill		O-CHAN - KENNETH CHAN	Reimburse cost Roof...	\$175.45	\$0.00
07114-00 R&M - Plumbing			\$500.00	\$240.00	\$0.00	\$740.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/26/2024	AP 680769 Enter Bill		JQ - JQ PLUMBING & CONTRACTORS	Snake Out	\$240.00	\$0.00
07115-00 R&M - Electrical			\$0.00	\$618.02	\$0.00	\$618.02
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/15/2024	AP 673152 Enter Bill		O-CHAN - KENNETH CHAN	Reimburse cost mater...	\$618.02	\$0.00
07155-00 R&M - Trash Chute			\$1,650.00	\$165.00	\$0.00	\$1,815.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/15/2024	AP 675849 Enter Bill		WHR - WILKINSON HI RISE	Trash Chutes Prevent...	\$165.00	\$0.00
07160-00 R&M - General Supplies			\$147.69	\$99.57	\$0.00	\$247.26
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/15/2024	AP 673150 Enter Bill		O_BR - DAMIEN BREEN	Reimburse cost Propa...	\$99.57	\$0.00
07166-00 R&M - Fitness Equipment			\$0.00	\$2,134.65	\$0.00	\$2,134.65
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/18/2024	AP 672926 Enter Bill		O-CHAN - KENNETH CHAN	Reimburse cost Roof...	\$2,134.65	\$0.00
07500-00 Electricity			\$15,486.81	\$1,681.80	\$0.00	\$17,168.61
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits
11/20/2024	AP 672116 Hand Written Check	EFT	FPL E - FLORIDA POWER & LIGHT - ...	Acct #07287-22281; 1...	\$1,649.94	\$0.00
11/22/2024	GL 681099 Journal Entry		FPL #2287	FPL #2287	\$31.86	\$0.00
07520-00 Water & Sewer			\$23,919.70	\$2,236.31	\$0.00	\$26,156.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits

Account				Balance Forward	Debits	Credits	Ending Balance
11/15/2024	AP 670290 Hand Written Check	EFT	CITY O - CITY OF MIAMI BEACH	Acct #577048-00; 09/...	\$2,236.31	\$0.00	
07550-00 Waste Service				\$8,092.88	\$828.41	\$0.00	\$8,921.29
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2024	AP 669994 Enter Bill		WASTE - WASTE CONNECTIONS	Waste; 2024.11	\$828.41	\$0.00	
07570-00 Telephone & Internet				\$2,383.78	\$85.60	\$0.00	\$2,469.38
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/20/2024	AP 672117 Hand Written Check	EFT	AT&T - AT&T	#318741880; 11/24	\$85.60	\$0.00	
08000-00 Liability				\$6,075.47	\$610.74	\$0.00	\$6,686.21
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/10/2024	GL 670774 Journal Entry		(EOM) Prepaid Ins Disbursement 0...	Prepaid Ins Disburse...	\$610.74	\$0.00	
08010-00 Fidelity Bond				\$199.06	\$20.01	\$0.00	\$219.07
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/10/2024	GL 670774 Journal Entry		(EOM) Prepaid Ins Disbursement 0...	Prepaid Ins Disburse...	\$20.01	\$0.00	
08020-00 Directors & Officers				\$1,113.21	\$159.03	\$0.00	\$1,272.24
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/10/2024	GL 670774 Journal Entry		(EOM) Prepaid Ins Disbursement 0...	Prepaid Ins Disburse...	\$159.03	\$0.00	
08025-00 Flood Finance Charges				\$1,169.19	\$137.42	\$0.00	\$1,306.61
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/10/2024	GL 670774 Journal Entry		(EOM) Prepaid Ins Disbursement 0...	Prepaid Ins Disburse...	\$137.42	\$0.00	
08035-00 Multi-Peril Package				\$126,407.83	\$12,810.87	\$0.00	\$139,218.70
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/10/2024	GL 670774 Journal Entry		(EOM) Prepaid Ins Disbursement 0...	Prepaid Ins Disburse...	\$12,810.87	\$0.00	
08040-00 Flood Insurance				\$17,358.36	\$1,928.67	\$0.00	\$19,287.03
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/10/2024	GL 670774 Journal Entry		(EOM) Prepaid Ins Disbursement 0...	Prepaid Ins Disburse...	\$1,928.67	\$0.00	
08060-00 Umbrella				\$6,494.27	\$620.90	\$0.00	\$7,115.17
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/10/2024	GL 670774 Journal Entry		(EOM) Prepaid Ins Disbursement 0...	Prepaid Ins Disburse...	\$620.90	\$0.00	
08500-SA2410 Special Assessment _SA2410				\$101,902.20	\$0.00	\$0.00	\$101,902.20
08500-00 Special Assessment Exp				\$97,385.27	\$0.00	\$0.00	\$97,385.27
09000-00 Reserve Transfer				\$32,609.30	\$3,260.93	\$0.00	\$35,870.23
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/1/2024	GL 668215 Journal Entry		2024 RSV XFR	2024 RSV XFR	\$3,260.93	\$0.00	
09100-00 Interest Reserves				\$28.03	\$3.36	\$0.00	\$31.39
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
11/25/2024	GL 681320 Journal Entry		Reserve Interest	Reserve Interest; 20...	\$3.36	\$0.00	
Total:				\$544,982.39	\$37,138.88	\$69.69	\$582,051.58

Aged Open Items

TEN30 CONDOMINIUM ASSOCIATION, INC.

As of: 11/30/2024

Run Date: 12/09/2024

Run Time: 03:37 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
680738	BARR-BARRERAS LANDSCAPING CORP 07000 Landscaping Impr. / Extras	4945	11/29/2024	\$400.00	\$0.00	\$0.00	\$0.00
680769	JQ-JQ PLUMBING & CONTRACTORS 07114 R&M - Plumbing	153	11/26/2024	\$240.00	\$0.00	\$0.00	\$0.00
Total				\$640.00	\$0.00	\$0.00	\$0.00

Grand Total

\$640.00

TEN30 CONDOMINIUM ASSOCIATION, INC.

Run Date: 12/09/2024

Run Time: 03:37 PM

PREPAID OWNERS

As of: 11/30/2024

Owner	Address	Account #	Lot #	Prepaid Balance
Danielle Romain	1030 15th Street 201	201-A4	PP - General	\$1.00
Ellingwood, Walter (O)			Total	\$1.00
The Donalee Small Tr, (*)	1030 15th Street 215	215-A2	PP - General	\$0.00
			Total	\$0.00
Nikola Legetic	1030 15th Street 220	220-D1	PP - General	\$0.15
			Total	\$0.15
Cheryl Dowler Pleasant	1030 15th Street 306	306-A1	PP - General	(\$28.90)
			Total	(\$28.90)
Jeffrey Greaves	1030 15th Street 321	321-B2	PP - General	\$2,504.82
Rekha Greaves (O)			Total	\$2,504.82
Varun Hemraj & Krupa Patel	1030 15th Street PH4	PH4-D1	PP - General	\$0.12
Hemraj			Total	\$0.12
			PP - General	\$2,477.19
			Total	\$2,477.19

TEN30 CONDOMINIUM ASSOCIATION, INC.

Run Date: 12/09/2024
Run Time: 03:37 PM

AGED OWNER BALANCE

As of: 11/30/2024

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
217-A2		MSL South Beach Holdings, LLC. c/o Tom Costello 1030 15th Street 217	\$72.40	\$0.00	\$0.00	\$0.00	\$72.40
315-A2		Amir Rashidfarokhi 1030 15th Street 315	\$728.07	\$0.00	\$0.00	\$0.00	\$728.07
219-A3		Twin Cities Properties Group C/O Steve Hark, LLC 1030 15th Street 219	\$42.85	\$0.00	\$0.00	\$0.00	\$42.85
220-D1		Nikola Legetic 1030 15th Street 220	\$85.69	\$0.00	\$0.00	\$0.00	\$85.69
206-A1		Evans Investments IV LLC, 1030 15th Street 206	\$73.71	\$0.00	\$0.00	\$0.00	\$73.71
207-A3		Charles Lewis 1030 15th Street 207	\$59.09	\$0.00	\$0.00	\$0.00	\$59.09
321-B2		Jeffrey Greaves 1030 15th Street 321	\$52.77	\$0.00	\$0.00	\$0.00	\$52.77
PH2-PH2		Jose Angel Diaz 1030 15th Street PH2	\$62.31	\$0.00	\$0.00	\$0.00	\$62.31
PH3-PH2		Alexander Sharrin 1030 15th Street PH3	\$44.36	\$0.00	\$0.00	\$0.00	\$44.36
221-B2		Christopher Laukenmann 1030 15th Street 221	(\$904.80)	\$8.25	\$0.00	\$0.00	(\$896.55)
300-A1A		Mamane Henner 1030 15th Street 300	\$75.03	\$0.00	\$0.00	\$0.00	\$75.03
301-A4		Evans Investments II LLC, 1030 15th Street 301	\$77.39	\$0.00	\$0.00	\$0.00	\$77.39
306-A1		Cheryl Dowler Pleasant 1030 15th Street 306	\$970.05	\$2,054.95	\$2,028.01	\$12,611.85	\$17,664.86
308-B1		Three Zero Eight LLC, c/o Pristine Property Management, LLC. 1030 15th Street 308	\$43.02	\$0.00	\$0.00	\$0.00	\$43.02
309-B2		Alexander Winter 1030 15th Street 309	\$76.14	\$0.00	\$0.00	\$0.00	\$76.14
313-A5		Lori Anne Monaco 1030 15th Street 313	\$58.86	\$0.00	\$0.00	\$0.00	\$58.86
316-A1		Oscar Sanchez 1030 15th Street 316	\$79.31	\$0.00	\$0.00	\$0.00	\$79.31
317-A2		Peyman Rashidfarokhi 1030 15th Street 317	\$54.60	\$0.00	\$0.00	\$0.00	\$54.60
319-A3		Amber Sherman 1030 15th Street 319	\$50.03	\$0.00	\$0.00	\$0.00	\$50.03
200-B4		Jeremy Schlee 1030 15th Street 200	\$43.22	\$0.00	\$0.00	\$0.00	\$43.22
201-A4		Danielle Romain 1030 15th Street 201	\$52.43	\$0.00	\$0.00	\$0.00	\$52.43
203-A2		Federico Buratti 1030 15th Street 203	\$60.16	\$0.00	\$0.00	\$0.00	\$60.16
204-B3		Ali Ghatr 1030 15th Street 204	\$43.70	\$0.00	\$0.00	\$0.00	\$43.70
209-B2		Veronica Hatcher Garrison 1030 15th Street 209	\$42.83	\$40.52	\$68.49	\$0.00	\$151.84
213-A5		Kenneth Chan 1030 15th Street 213	\$66.44	\$0.00	\$0.00	\$0.00	\$66.44
214-B3		Jonathan Mandel 1030 15th Street 214	\$42.81	\$0.00	\$0.00	\$0.00	\$42.81

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
216-A1		Kyle Dawson 1030 15th Street 216	\$847.97	\$1,935.57	\$1,907.23	\$3,508.79	\$8,199.56
PH1-PH1		1030 Beam, LLC c/o Anne Mahlum & Brett Eaton 1030 15th Street PH1	\$43.09	\$0.00	\$0.00	\$0.00	\$43.09
205-A2		Twin Cities Properties Group, LLC. c/o Steve Hark 1030 15th Street 205	\$43.81	\$40.50	\$44.13	\$4.91	\$133.35
215-A2		Carl Steven DeFazio & Judith DeFazio 1030 15th Street 215	\$43.38	\$0.00	\$0.00	\$0.00	\$43.38
PH4-D1		Varun Hemraj & Krupa Patel Hemraj 1030 15th Street PH4	\$3.72	\$0.00	\$0.00	\$0.00	\$3.72
Community Total			\$3,134.44	\$4,079.79	\$4,047.86	\$16,125.55	\$27,387.64

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - Assessment	01200	\$976.05	\$1,276.80	\$1,276.80	\$10,577.62	\$14,107.27
S1 - Special Assessment	01202	\$0.00	\$2,196.00	\$2,196.00	\$3,148.02	\$7,540.02
01 - Late Fee	01220	\$125.00	\$100.00	\$100.00	\$475.00	\$800.00
04 - Interest Fee	01230	\$361.08	\$329.51	\$275.51	\$1,019.42	\$1,985.52
WUT - Water Utility Fee	01232	\$1,672.31	\$177.48	\$199.55	\$685.49	\$2,734.83
02 - NSF Fee	01237	\$0.00	\$0.00	\$0.00	\$70.00	\$70.00
03 - Collection Admin Fee	01238	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00
Grand Total:		\$3,134.44	\$4,079.79	\$4,047.86	\$16,125.55	\$27,387.64

Account#	Account Description	Delinquency Amount
01200 - 00	Assessments Receivable - OP	\$14,107.27
01202 - 00	Special Assessment Receivable - OP	\$7,540.02
01220 - 00	Late Fee Receivable - OP	\$800.00
01230 - 00	Assessment Interest - OP	\$1,985.52
01232 - 00	Utilities Reimbursement - OP	\$2,734.83
01237 - 00	Owners Specific - General - OP	\$70.00
01238 - 00	Owner Specific - Collection/Recovery - OP	\$150.00
Total:		\$27,387.64

Total Number of Homes: 31

TEN30 CONDOMINIUM ASSOCIATION, INC.

Run Date: 12/09/2024
Run Time: 03:37 PM

TRIAL BALANCE

Start: 11/01/2024 | End: 11/30/2024

Account	Balance Forward	Debits	Credits	EndingBalance
01011-00 City National; Operating #7612	\$23,389.31	\$29,822.15	\$35,050.02	\$18,161.44
01016-00 City National; Special Assessment #7621	\$56,230.11	\$0.00	\$0.00	\$56,230.11
01021-00 City National; Reserve Account #7648	\$82,937.91	\$3,264.29	\$0.00	\$86,202.20
01200-00 Assessments Receivable	\$13,131.22	\$29,623.88	\$28,647.83	\$14,107.27
01202-00 Special Assessment Receivable	\$7,540.02	\$0.00	\$0.00	\$7,540.02
01220-00 Late Fee Receivable	\$675.00	\$125.00	\$0.00	\$800.00
01230-00 Assessment Interest	\$1,624.44	\$361.08	\$0.00	\$1,985.52
01232-00 Utilities Reimbursement	\$2,283.37	\$1,855.07	\$1,403.61	\$2,734.83
01237-00 Owners Specific - General	\$70.00	\$0.00	\$0.00	\$70.00
01238-00 Owner Specific - Collection/Recovery	\$150.00	\$0.00	\$0.00	\$150.00
01251-00 Prepaid Insurance	\$50,928.96	\$0.00	\$16,287.64	\$34,641.32
01252-00 Due from Operating to RV	\$23,039.13	\$0.00	\$0.00	\$23,039.13
01500-00 Utility Deposits	\$2,495.00	\$0.00	\$0.00	\$2,495.00
01502-00 Prepaid Expenses	\$899.37	\$944.45	\$1,086.51	\$757.31
02000-00 Accounts Payable	(\$765.00)	\$14,719.30	\$14,594.30	(\$640.00)
02003-00 Accrued Expenses	(\$3,404.45)	\$3,602.33	\$490.79	(\$292.91)
02005-00 Prepaid Reg Assessments	(\$3,469.00)	\$1,990.11	\$998.30	(\$2,477.19)
02009-00 Due to Reserve	(\$23,039.13)	\$0.00	\$0.00	(\$23,039.13)
02015-00 Due to Developer	(\$6,449.76)	\$0.00	\$0.00	(\$6,449.76)
02150-00 In Transit / Transfer	(\$450.00)	\$537.48	\$587.48	(\$500.00)
02600-00 Insurance Payable	(\$30,325.44)	\$15,179.47	\$0.00	(\$15,145.97)
02801-SA2410 Special Assessment _SA2410	(\$63,770.13)	\$0.00	\$0.00	(\$63,770.13)
03800-00 Prior Year Adjustment	(\$36,689.03)	\$197.88	\$4,650.00	(\$41,141.15)
03900-00 Fund Balance	\$21,614.30	\$0.00	\$0.00	\$21,614.30
04010-00 RSV - Paint Exterior	(\$54,872.68)	\$0.00	\$1,670.60	(\$56,543.28)
04020-00 RSV - Roof	(\$40,277.23)	\$0.00	\$1,254.65	(\$41,531.88)
04030-00 RSV - Parking Deck	(\$10,790.29)	\$0.00	\$335.68	(\$11,125.97)
04100-00 RSV - Interest	(\$36.84)	\$0.00	\$3.36	(\$40.20)
04902-00 Owner Specific - Collection / Recovery	(\$150.00)	\$0.00	\$0.00	(\$150.00)
04970-00 Owner Specific - NSF Recovery	(\$70.00)	\$0.00	\$0.00	(\$70.00)
04990-00 Owner Specific - General	(\$307.81)	\$0.00	\$0.00	(\$307.81)
05010-00 Assessment	(\$263,629.50)	\$3,260.93	\$29,623.88	(\$289,992.45)
05012-00 Reserve Assessment	(\$32,609.30)	\$0.00	\$3,260.93	(\$35,870.23)
05015-00 Background Check	(\$300.00)	\$0.00	\$200.00	(\$500.00)
05019-00 Owner Utility Reim	(\$16,886.95)	\$0.00	\$1,767.59	(\$18,654.54)
05020-00 Special Assessment	(\$199,287.47)	\$0.00	\$0.00	(\$199,287.47)
05050-00 Late Fees	(\$1,550.00)	\$0.00	\$125.00	(\$1,675.00)
05060-00 Assessment Interest	(\$2,733.56)	\$0.00	\$361.08	(\$3,094.64)
05070-00 Subsidy/Other Income	(\$39,746.94)	\$0.00	\$0.00	(\$39,746.94)
05092-00 Owner Access Fobs/Pkg Tags/Key Cards	(\$352.00)	\$0.00	\$150.00	(\$502.00)
05112-00 Interest Reserves	(\$28.03)	\$0.00	\$3.36	(\$31.39)
06020-00 Printing & Postage	\$516.43	\$67.91	\$0.00	\$584.34

Account	Balance Forward	Debits	Credits	EndingBalance
06080-00 State Fees	\$173.50	\$0.00	\$0.00	\$173.50
06300-00 Accounting	\$1,000.00	\$0.00	\$0.00	\$1,000.00
06335-00 Legal - General Matters	\$7,385.64	\$210.00	\$0.00	\$7,595.64
06337-00 Professional Srv - Other	\$1,550.00	\$150.00	\$0.00	\$1,700.00
06360-00 Licenses & Permits	\$1,300.68	\$0.00	\$0.00	\$1,300.68
06370-00 Admin Expense	\$1,093.85	\$448.56	\$0.00	\$1,542.41
06900-00 Management Contract	\$10,370.00	\$1,037.00	\$0.00	\$11,407.00
06910-00 Lawn Maintenance	\$3,300.00	\$300.00	\$0.00	\$3,600.00
06930-00 Janitorial Service	\$29,113.00	\$3,076.00	\$0.00	\$32,189.00
06941-00 Front Desk Service	\$11,421.80	\$1,052.80	\$0.00	\$12,474.60
06970-00 Fire & Elev Alarm Monitoring	\$2,606.10	\$260.01	\$0.00	\$2,866.11
06980-00 Pool/Spa Maintenance	\$2,500.00	\$250.00	\$0.00	\$2,750.00
06990-00 Pest Extermtg. & Fertilizer	\$1,450.00	\$145.00	\$0.00	\$1,595.00
06992-00 Elevator Contract	\$2,625.00	\$262.50	\$0.00	\$2,887.50
06997-00 Equipment Lease/WIFI	\$707.21	\$40.00	\$69.69	\$677.52
06998-00 Community Access Subsc. Svs	\$2,755.34	\$724.00	\$0.00	\$3,479.34
07000-00 Landscaping Impr. / Extras	\$3,810.00	\$100.00	\$0.00	\$3,910.00
07055-00 R&M - Irrigation	\$150.00	\$0.00	\$0.00	\$150.00
07060-00 R&M - Misc Rec Area	\$0.00	\$32.09	\$0.00	\$32.09
07070-00 Contingency	\$6,820.00	\$64.00	\$0.00	\$6,884.00
07093-00 Elevator Repair	\$3,273.80	\$0.00	\$0.00	\$3,273.80
07094-00 Equipment Inspections	\$1,981.60	\$0.00	\$0.00	\$1,981.60
07096-00 R&M - Air Conditioning Sys.	\$4,619.00	\$457.50	\$0.00	\$5,076.50
07100-00 R&M - Pool Equip	\$1,450.00	\$618.03	\$0.00	\$2,068.03
07110-00 R&M - General	\$86.39	\$202.19	\$0.00	\$288.58
07114-00 R&M - Plumbing	\$500.00	\$240.00	\$0.00	\$740.00
07115-00 R&M - Electrical	\$0.00	\$618.02	\$0.00	\$618.02
07155-00 R&M - Trash Chute	\$1,650.00	\$165.00	\$0.00	\$1,815.00
07160-00 R&M - General Supplies	\$147.69	\$99.57	\$0.00	\$247.26
07166-00 R&M - Fitness Equipment	\$0.00	\$2,134.65	\$0.00	\$2,134.65
07500-00 Electricity	\$15,486.81	\$1,681.80	\$0.00	\$17,168.61
07520-00 Water & Sewer	\$23,919.70	\$2,236.31	\$0.00	\$26,156.01
07550-00 Waste Service	\$8,092.88	\$828.41	\$0.00	\$8,921.29
07570-00 Telephone & Internet	\$2,383.78	\$85.60	\$0.00	\$2,469.38
08000-00 Liability	\$6,075.47	\$610.74	\$0.00	\$6,686.21
08010-00 Fidelity Bond	\$199.06	\$20.01	\$0.00	\$219.07
08020-00 Directors & Officers	\$1,113.21	\$159.03	\$0.00	\$1,272.24
08025-00 Flood Finance Charges	\$1,169.19	\$137.42	\$0.00	\$1,306.61
08035-00 Multi-Peril Package	\$126,407.83	\$12,810.87	\$0.00	\$139,218.70
08040-00 Flood Insurance	\$17,358.36	\$1,928.67	\$0.00	\$19,287.03
08060-00 Umbrella	\$6,494.27	\$620.90	\$0.00	\$7,115.17
08500-SA2410 Special Assessment _SA2410	\$101,902.20	\$0.00	\$0.00	\$101,902.20
08500-00 Special Assessment Exp	\$97,385.27	\$0.00	\$0.00	\$97,385.27
09000-00 Reserve Transfer	\$32,609.30	\$3,260.93	\$0.00	\$35,870.23

Account	Balance Forward	Debits	Credits	EndingBalance
09100-00 Interest Reserves	\$28.03	\$3.36	\$0.00	\$31.39
Total:	\$0.00	\$142,622.30	\$142,622.30	\$0.00