ALLIED PROPERTY GROUP

PROPERTY MANAGEMENT COMPANY

NOVEMBER 30, 2022
PRELIMINARY FINANCIAL REPORT

Prepared for:
MARINA COVE AT HARBOR VILLAGE CONDOMINIUM ASSOCIATION, INC.

Report includes:

Balance Sheet
Income Statement
Bank Reconciliation & Statements
Check Register with Details
Aged Open Items
Prepaid Owners
Aged Owner Balance
Collection Report
Insurance Schedule

For management purposes only

12350 S.W. 132 CT., Suite 114
Miami, Florida 33186
305-232-1579 Fax: 305-969-0154
www.alliedpropertygroup.net

MARINA COVE AT HARBOR VILLAGE CONDOMINIUM ASSOCIATION, INC.

Run Date: 12/07/2022
Run Time: 05:47 PM

BALANCE SHEET

As of: 11/30/2022

Assets

Account #	Account Name	Total
Current		
1020	Banco Popular-Operating-4323	$106,270.24
1025	City National-Operating-5480	$430.75
1040	Valley National Bank-Special Assessment-4987	$160,232.97
	CURRENT TOTAL:	$266,933.96
Other Current		
1100	Accounts Receivable From Owners	$2,588.50
1110	Special Assessment Receivable	$22,658.92
1120	Parking Receivables	$850.00
1130	Late Fee Receivables	$424.07
1200	Allowance for Bad Debt	$658.77
1300	PrePaid Insurance	$75,713.69
1310	PrePaid Expenses	$2,279.36
1400	Unbilled Special Assessment	$151,773.69
	OTHER CURRENT TOTAL:	$256,947.00
Restricted Funds		
1610	Banco Popular-Reserves-5615	$2,026.22
1615	City National-Reserves-4763	$9,529.39
	RESTRICTED FUNDS TOTAL:	$11,555.61
	TOTAL ASSETS:	$535,436.57

Liabilities

Account #	Account Name	Total
Current Liabilities		
3010	Accounts Payable	$29,277.46
3030	Prepaid Assessments	$12,777.65
3040	Insurance Payable	$54,276.74
3070	Special Assessment 2022 Billed	$459,888.50
3080	Special Assessment 2022 Expenditures	($826,785.15)
3085	Special Assessment Uncollected	$111,786.95
3090	Special Assessment Loan#4100115000	$658,908.94
3095	Special Assement Interest	($11,255.49)
	CURRENT LIABILITIES TOTAL:	$488,875.60
Restricted		
3300	RES: Unallocated	$11,500.56
3600	RES: Interest	$55.05

Account #	Account Name	Total
	RESTRICTED TOTAL:	$11,555.61
	TOTAL LIABILITIES:	$500,431.21

Equity

Account #	Account Name	Total
Members Equity		
4030	Fund Balance	$42,145.75
4040	Prior Year Adjustments	$57,318.53
	MEMBERS EQUITY TOTAL:	$99,464.28
	Current Year Net Income/(Loss)	($64,458.92)
	TOTAL EQUITY:	$35,005.36
	TOTAL LIABILITIES AND EQUITY:	$535,436.57

MARINA COVE AT HARBOR VILLAGE CONDOMINIUM ASSOCIATION, INC.

Run Date: 12/07/2022
Run Time: 05:47 PM

INCOME STATEMENT

Start: 11/01/2022 | End: 11/30/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
5020 Assessment Income	61,824.96	61,824.93	0.03	680,073.96	680,074.23	(0.27)	741,899.16
5040 Late Fee	50.00	0.00	50.00	4,350.00	0.00	4,350.00	0.00
5055 Attorneys Fee Reimb.	0.00	0.00	0.00	(1,125.00)	0.00	(1,125.00)	0.00
5065 Visitor Parking Fee	950.00	0.00	950.00	8,645.00	0.00	8,645.00	0.00
5070 NSF Fee	0.00	0.00	0.00	47.00	0.00	47.00	0.00
5080 Bank Interest	1.88	0.00	1.88	26.23	0.00	26.23	0.00
5085 Reserve Bank Interest	0.00	0.00	0.00	(0.93)	0.00	(0.93)	0.00
5095 Miscellaneous Income	0.00	0.00	0.00	15,017.02	0.00	15,017.02	0.00
Income Total	**62,826.84**	**61,824.93**	**1,001.91**	**707,033.28**	**680,074.23**	**26,959.05**	**741,899.16**
Total Income	**62,826.84**	**61,824.93**	**1,001.91**	**707,033.28**	**680,074.23**	**26,959.05**	**741,899.16**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General Administrative							
6020 Accounting & Tax Return	0.00	416.67	416.67	8,779.12	4,583.37	(4,195.75)	5,000.04
6025 Waterways - Master Fee	2,279.36	41.67	(2,237.69)	21,434.38	458.37	(20,976.01)	500.04
6030 Bad Debts	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00
6035 Website	0.00	0.00	0.00	2,370.00	0.00	(2,370.00)	0.00
6040 Bank Fees	0.00	0.00	0.00	5,198.20	0.00	(5,198.20)	0.00
6045 Master Assessments	11,146.16	9,570.58	(1,575.58)	133,462.26	105,276.38	(28,185.88)	114,846.96
6050 Legal Fees	1,400.00	700.00	(700.00)	20,754.00	7,700.00	(13,054.00)	8,400.00
6055 Shared Road Project	0.00	2,279.36	2,279.36	0.00	25,072.96	25,072.96	27,352.32
6060 Florida Corporate Report	0.00	0.00	0.00	61.25	0.00	(61.25)	0.00
6070 Printing & Postage	0.00	75.00	75.00	1,322.47	825.00	(497.47)	900.00
6075 Lockbox Payment Coupons	0.00	0.00	0.00	539.52	0.00	(539.52)	0.00
6080 Taxes, Licenses & Permits	0.00	33.33	33.33	535.25	366.63	(168.62)	399.96
6090 Misc. Admin. Expenses	0.00	0.00	0.00	2,273.76	0.00	(2,273.76)	0.00
General Administrative Total	**14,825.52**	**13,366.61**	**(1,458.91)**	**196,730.21**	**147,032.71**	**(49,697.50)**	**160,399.32**
Insurance							
6110 Property	16,105.08	13,798.85	(2,306.23)	198,184.00	151,787.35	(46,396.65)	165,586.20
6115 Umbrella	355.00	186.84	(168.16)	3,371.25	2,055.24	(1,316.01)	2,242.08
6120 Flood	3,443.50	6,000.00	2,556.50	48,573.68	66,000.00	17,426.32	72,000.00
6125 Directors & officers	201.33	243.36	42.03	2,004.89	2,676.96	672.07	2,920.32
6130 Fidelity Bond	50.83	92.28	41.45	457.47	1,015.08	557.61	1,107.36
6135 Boiler/Machinery	73.85	90.12	16.27	730.82	991.32	260.50	1,081.44
6136 Workers Compensation	49.92	77.00	27.08	449.28	847.00	397.72	924.00
6137 General Liability	1,233.33	1,555.69	322.36	12,099.97	17,112.59	5,012.62	18,668.28
6138 Legal Defense	73.25	0.00	(73.25)	659.25	0.00	(659.25)	0.00
6139 Insurance Finance & Fees	286.17	0.00	(286.17)	2,580.53	0.00	(2,580.53)	0.00
Insurance Total	**21,872.26**	**22,044.14**	**171.88**	**269,111.14**	**242,485.54**	**(26,625.60)**	**264,529.68**
Utlilites							
6140 Electricity	419.34	300.00	(119.34)	5,763.97	3,300.00	(2,463.97)	3,600.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6150 Water & Sewer	0.00	2,000.00	2,000.00	21,899.94	22,000.00	100.06	24,000.00
Utlilites Total	**419.34**	**2,300.00**	**1,880.66**	**27,663.91**	**25,300.00**	**(2,363.91)**	**27,600.00**
Contracts							
6200 Cable Services	8,630.53	8,249.15	(381.38)	93,028.93	90,740.65	(2,288.28)	98,989.80
6205 Pest Control	0.00	250.00	250.00	0.00	2,750.00	2,750.00	3,000.00
6210 Landscape Maintenance	3,300.00	3,033.35	(266.65)	22,946.80	33,366.85	10,420.05	36,400.20
6215 Pool Maintenance	275.00	275.00	0.00	2,275.00	3,025.00	750.00	3,300.00
6216 OnSite Manager	7,500.00	0.00	(7,500.00)	9,000.00	0.00	(9,000.00)	0.00
6217 Janitorial Services	2,515.50	3,000.00	484.50	21,639.79	33,000.00	11,360.21	36,000.00
6218 Maintenance Personel	0.00	0.00	0.00	2,009.30	0.00	(2,009.30)	0.00
6220 Management Services	1,440.00	2,100.00	660.00	61,843.66	23,100.00	(38,743.66)	25,200.00
6235 Trash Removal	4,124.05	3,720.00	(404.05)	44,557.98	40,920.00	(3,637.98)	44,640.00
Contracts Total	**27,785.08**	**20,627.50**	**(7,157.58)**	**257,301.46**	**226,902.50**	**(30,398.96)**	**247,530.00**
Repairs & Maintenance							
6250 R&M - General Maintenance & Repairs	495.00	625.00	130.00	2,890.00	6,875.00	3,985.00	7,500.00
6255 R&M - Plumbing	0.00	0.00	0.00	3,764.00	0.00	(3,764.00)	0.00
6260 R&M - Surveillance Cameras	0.00	0.00	0.00	4,700.74	0.00	(4,700.74)	0.00
6265 R&M - Supplies	0.00	333.34	333.34	3,967.89	3,666.74	(301.15)	4,000.08
6270 R&M - Sprinkler Repairs	0.00	40.00	40.00	2,125.00	440.00	(1,685.00)	480.00
6275 R&M - Electrical	0.00	30.00	30.00	0.00	330.00	330.00	360.00
6280 R&M - Landscape Extras	0.00	0.00	0.00	1,050.00	0.00	(1,050.00)	0.00
6285 R&M - Tree Trimming	0.00	525.00	525.00	2,059.45	5,775.00	3,715.55	6,300.00
6290 R&M - Fire Alarm	0.00	0.00	0.00	128.40	0.00	(128.40)	0.00
6295 R&M - Pool Repairs	0.00	16.67	16.67	0.00	183.37	183.37	200.04
6305 R&M - Contingency	0.00	416.67	416.67	0.00	4,583.37	4,583.37	5,000.04
6315 R&M - Roof Repairs	0.00	1,500.00	1,500.00	0.00	16,500.00	16,500.00	18,000.00
Repairs & Maintenance Total	**495.00**	**3,486.68**	**2,991.68**	**20,685.48**	**38,353.48**	**17,668.00**	**41,840.16**
Total Expense	**65,397.20**	**61,824.93**	**(3,572.27)**	**771,492.20**	**680,074.23**	**(91,417.97)**	**741,899.16**
Net Income	**(2,570.36)**	**0.00**	**(2,570.36)**	**(64,458.92)**	**0.00**	**(64,458.92)**	**0.00**

Run Date: 12/06/2022
Run Time: 05:09 PM

MARINA COVE AT HARBOR VILLAGE CONDOMINIUM ASSOCIATION, INC.

BANK RECONCILIATION

Statement Date: 11/30/2022

Reconciliation Summary: BPNA - POPULAR COMMUNITY BANK		GL Account: 1020 - Banco Popular-Operating-4323	
Bank Statement Balance	$114,616.30	**Account Balance**	$106,270.24
GL Account Balance	$106,270.24	**+ Uncleared Payments**	$8,346.06
Difference	$8,346.06	**- Uncleared Deposits**	$0.00
		Reconciling Balance	$114,616.30
		- Statement Balance	$114,616.30
		Difference	$0.00

Check #	Date	Source / Batch	Reference	Status		Deposits	Payments
100096	11/16/2022	1076584	WATERWAYS - WATERWAYS COMMUNIT...	Uncleared		0.00	2,279.36
100090	10/18/2022	1045148	LUSHLIFE C - LUSHLIFE CARE	Uncleared		0.00	6,066.70
					Totals	$0.00	$8,346.06

POPULAR.

Last statement: October 31, 2022
This statement: November 30, 2022
Total days in statement period: 30

6809104323
(7)

Direct inquiries to:
Customer Care Center,
1-800-377-0800

MARINA COVE AT HARBOR VILLAGE
CONDOMINIUM ASSOCIATION, INC.
C/O ALLIED PROPERTY GROUP, INC.
12350 SW 132 CT SUITE 114
MIAMI FL 33186-6458

Popular Bank
P.O. Box 4890
Miami Lakes, FL 33014

Pab Business Interest Checking

Account number	6809104323	Beginning balance	$89,471.37
Enclosures	7	Total additions	94,349.42
Low balance	$91,585.91	Total subtractions	69,204.49
Average balance	$116,521.22	Ending balance	$114,616.30
Avg collected balance	$113,564.00		
Interest paid year to date	$19.98		

CHECKS

Number	Date	Amount	Control
1019	11-08	70.00	000007036162690
100089 *	11-03	275.00	000007070146480
100091 *	11-21	2,279.36	000007036743930
100093 *	11-14	11,146.16	000007070549300
100097 *	11-25	3,300.00	000007071108970
100098	11-23	14,736.28	000007036954750
100099	11-28	275.00	000007037034670

* Skip in check sequence

OTHER DEBITS

Date	Description	Subtractions
11-15	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT221115 000111000010241120	32.05
11-15	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT221115 000111000010241264	35.69
11-15	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT221115 000111000010241301	37.13
11-15	'Preauthorized Wd COMCAST 8495600020262319221115 000021000028167163	8,630.53
11-15	'Preauthorized Wd AFCOAFCO221114 0154644453 000053101121811859	18,704.78
11-15	'Preauthorized Wd FPL DIRECT DEBITELEC PYMT221115 000111000010241877	429.33

Thank you for banking with Popular

Date	Description	Subtractions
11-16	'Deposit Return Item SEQ# 99000068NOT AUTHORIZED / ICHK# 6151174772 000000001116125228	3,234.13
11-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100094*2211 16*WILLIE THE BEEMAN INC\100516783\49523449\100516783 000041001038985578	495.00
11-17	'Preauthorized Wd AVIDPAY SERVICE AVIDPAY REF*CK*100095*2211 16*SOUTH FLORIDA LAW PLLC\100516774\49523446\100516774 000041001038985586	1,400.00
11-25	'Preauthorized Wd WASTE MANAGEMENTINTERNET221125 000043305137176363	4,124.05

CREDITS

Date	Description	Additions
11-01	'Lock Box Deposit 000000007070060190	2,114.54
11-02	'Lock Box Deposit 000000007070139950	713.83
11-03	'Preauthorized Credit PAYLEASE.COM CREDIT221103 282361229 000104000010301468	1,351.24
11-03	'Lock Box Deposit 000000007035861200	1,682.94
11-04	'Preauthorized Credit PAYLEASE.COM CREDIT221104 283043185 000104000012446057	1,525.74
11-04	'Preauthorized Credit PAYLEASE.COM CREDIT221104 282762713 000104000012431743	1,697.25
11-07	'Preauthorized Credit PAYLEASE.COM CREDIT221107 283185766 000104000014458024	531.63
11-07	'Image Deposit 000000005107002900	2,129.46
11-08	'Lock Box Deposit 000000007036213730	1,257.70
11-09	'Preauthorized Credit PAYLEASE.COM CREDIT221109 284113803 000104000019187833	648.98
11-09	'Preauthorized Credit PAYLEASE.COM CREDIT221109 284001167 000104000019178877	25,710.16
11-09	'Lock Box Deposit 000000007070451050	531.63
11-10	'Preauthorized Credit PAYLEASE.COM CREDIT221110 284285667 000104000010736658	518.65

Date	Description	Additions
11-10	'Preauthorized Credit PAYLEASE.COM CREDIT221110 284180223 000104000010722103	1,854.45
11-10	'Lock Box Deposit 000000007036343570	1,297.96
11-10	'Image Deposit 000000005107146870	2,734.48
11-10	'Image Deposit 000000005107146520	3,234.13
11-14	'Preauthorized Credit PAYLEASE.COM CREDIT221114 284337351 000104000012039933	713.83
11-14	'Lock Box Deposit 000000007036481100	564.59
11-14	'Image Deposit 000000005107216020	2,718.95
11-15	'Preauthorized Credit PAYLEASE.COM CREDIT221115 284589746 000104000015966796	1,550.74
11-15	'Preauthorized Credit PAYLEASE.COM CREDIT221115 284528958 000104000015959630	2,006.03
11-15	'Lock Box Deposit 000000007036593250	564.59
11-16	'Preauthorized Credit PAYLEASE.COM CREDIT221116 284681428 000104000017951747	2,567.48
11-16	'Preauthorized Credit PAYLEASE.COM CREDIT221116 284618220 000104000017943090	6,117.27
11-17	'Preauthorized Credit PAYLEASE.COM CREDIT221117 284775474 000104000019461226	713.83
11-17	'Preauthorized Credit PAYLEASE.COM CREDIT221117 284715896 000104000019449086	1,962.14
11-17	'Image Deposit 000000005107325190	6,135.72
11-18	'Preauthorized Credit PAYLEASE.COM CREDIT221118 284833603 000104000010974975	1,462.37
11-18	'Preauthorized Credit PAYLEASE.COM CREDIT221118 284799430 000104000010970519	7,856.21
11-21	'Preauthorized Credit PAYLEASE.COM CREDIT221121 284890028 000104000012299294	426.79
11-21	'Preauthorized Credit PAYLEASE.COM CREDIT221121 284856851 000104000012298043	1,717.45

Date	Description	Additions
11-21	'Image Deposit 000000005107396880	100.00
11-21	'Lock Box Deposit 000000007071002130	713.83
11-22	'Preauthorized Credit PAYLEASE.COM CREDIT221122 284986812 000104000014373828	437.48
11-22	'Image Deposit 000000005107445900	85.00
11-22	'Lock Box Deposit 000000007036896330	673.98
11-23	'Preauthorized Credit PAYLEASE.COM CREDIT221123 285040165 000104000015867952	534.04
11-23	'Lock Box Deposit 000000007071038930	788.56
11-25	'Preauthorized Credit PAYLEASE.COM CREDIT221125 285065403 000104000017419337	1,687.74
11-29	'Preauthorized Credit PAYLEASE.COM CREDIT221129 285286781 000104000010691274	1,500.00
11-29	'Lock Box Deposit 000000007071210840	415.34
11-30	'Image Deposit 000000005107565430	85.00
11-30	'Lock Box Deposit 000000007037223020	713.83
11-30	'Interest Credit 000000000000000000	1.86

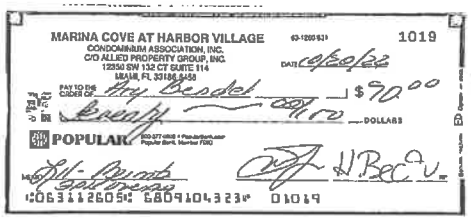
DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
10-31	89,471.37	11-09	129,021.47	11-21	130,128.80
11-01	91,585.91	11-10	138,661.14	11-22	131,325.26
11-02	92,299.74	11-14	131,512.35	11-23	117,911.58
11-03	95,058.92	11-15	107,764.20	11-25	112,175.27
11-04	98,281.91	11-16	113,214.82	11-28	111,900.27
11-07	100,943.00	11-17	120,131.51	11-29	113,815.61
11-08	102,130.70	11-18	129,450.09	11-30	114,616.30

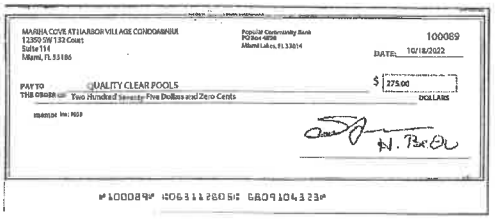
OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	$0.00	$0.00
Total Returned Item Fees	$0.00	$0.00

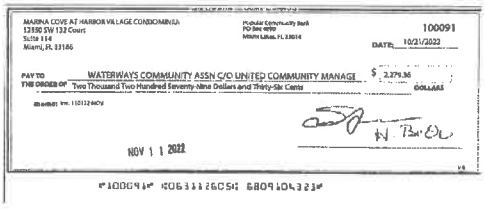
POPULAR®


MARINA COVE AT HARBOR VILLAGE
CONDOMINIUM ASSOCIATION, INC.
C/O ALLIED PROPERTY GROUP, INC.
12350 SW 132 CT SUITE 114
MIAMI, FL 33186-8458
1019
DATE 10/20/22
PAY TO THE ORDER OF Ary Bendel $ 70.00
Seventy 00/100 DOLLARS
POPULAR
⑆063112605⑆ 6809104323⑈ 01019

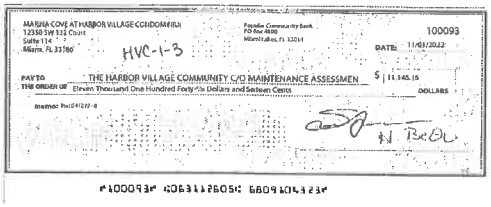
Check # 1019, Posted 11-08-22, Amount 70.00


MARINA COVE AT HARBOR VILLAGE CONDOMINIUM
12350 SW 132 Court
Suite 114
Miami, FL 33186
Popular Community Bank
PO Box 4890
Miami Lakes, FL 33014
100089
DATE 10/18/2022
PAY TO THE ORDER OF QUALITY CLEAR POOLS $ 275.00
Two Hundred Seventy-Five Dollars and Zero Cents DOLLARS
memo: Inv. 1009
⑈100089⑈ ⑆063112605⑆ 6809104323⑈

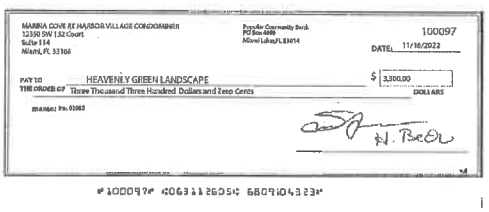
Check # 100089, Posted 11-03-22, Amount 275.00


MARINA COVE AT HARBOR VILLAGE CONDOMINIUM
12350 SW 132 Court
Suite 114
Miami, FL 33186
Popular Community Bank
PO Box 4890
Miami Lakes, FL 33014
100091
DATE 10/21/2022
PAY TO THE ORDER OF WATERWAYS COMMUNITY ASSN C/O UNITED COMMUNITY MANAGE $ 2,279.36
Two Thousand Two Hundred Seventy-Nine Dollars and Thirty-Six Cents DOLLARS
memo: Inv. 110122-NOV
NOV 1 1 2022
⑈100091⑈ ⑆063112605⑆ 6809104323⑈

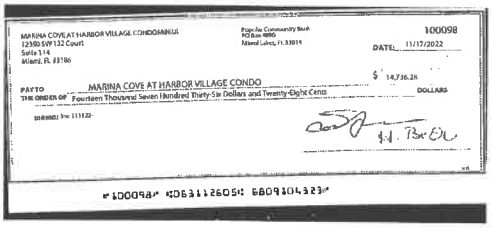
Check # 100091, Posted 11-21-22, Amount 2,279.36


MARINA COVE AT HARBOR VILLAGE CONDOMINIUM
12350 SW 132 Court
Suite 114
Miami, FL 33186
Popular Community Bank
PO Box 4890
Miami Lakes, FL 33014
100093
DATE 11/03/2022
HVC-1-3
PAY TO THE ORDER OF THE HARBOR VILLAGE COMMUNITY C/O MAINTENANCE ASSESSMEN $ 11,146.16
Eleven Thousand One Hundred Forty-Six Dollars and Sixteen Cents DOLLARS
memo: Inv. 0141277-8
⑈100093⑈ ⑆063112605⑆ 6809104323⑈

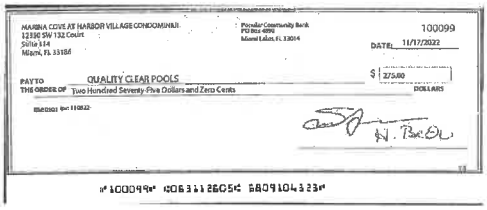
Check # 100093, Posted 11-14-22, Amount 11,146.16


MARINA COVE AT HARBOR VILLAGE CONDOMINIUM
12350 SW 132 Court
Suite 114
Miami, FL 33186
Popular Community Bank
PO Box 4890
Miami Lakes, FL 33014
100097
DATE 11/16/2022
PAY TO THE ORDER OF HEAVENLY GREEN LANDSCAPE $ 3,300.00
Three Thousand Three Hundred Dollars and Zero Cents DOLLARS
memo: Inv. 01085
⑈100097⑈ ⑆063112605⑆ 6809104323⑈

Check # 100097, Posted 11-25-22, Amount 3,300.00


MARINA COVE AT HARBOR VILLAGE CONDOMINIUM
12350 SW 132 Court
Suite 114
Miami, FL 33186
Popular Community Bank
PO Box 4890
Miami Lakes, FL 33014
100098
DATE 11/17/2022
PAY TO THE ORDER OF MARINA COVE AT HARBOR VILLAGE CONDO $ 14,736.28
Fourteen Thousand Seven Hundred Thirty-Six Dollars and Twenty-Eight Cents DOLLARS
memo: Inv. 111122-
⑈100098⑈ ⑆063112605⑆ 6809104323⑈

Check # 100098, Posted 11-23-22, Amount 14,736.28


MARINA COVE AT HARBOR VILLAGE CONDOMINIUM
12350 SW 132 Court
Suite 114
Miami, FL 33186
Popular Community Bank
PO Box 4890
Miami Lakes, FL 33014
100099
DATE 11/17/2022
PAY TO THE ORDER OF QUALITY CLEAR POOLS $ 275.00
Two Hundred Seventy-Five Dollars and Zero Cents DOLLARS
memo: Inv. 110122-
⑈100099⑈ ⑆063112605⑆ 6809104323⑈

Check # 100099, Posted 11-28-22, Amount 275.00

Run Date: 12/06/2022
Run Time: 02:47 PM

MARINA COVE AT HARBOR VILLAGE CONDOMINIUM ASSOCIATION, INC.

BANK RECONCILIATION

Statement Date: 11/30/2022

Reconciliation Summary: CITY NAT'L - CITY NATIONAL BANK		GL Account: 1025 - City National-Operating-5480	
Bank Statement Balance	$430.75	**Account Balance**	$430.75
GL Account Balance	$430.75	**+ Uncleared Payments**	$0.00
Difference	$0.00	**- Uncleared Deposits**	$0.00
		Reconciling Balance	$430.75
		- Statement Balance	$430.75
		Difference	$0.00

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

City National Bank
Bci FINANCIAL GROUP

75 YEARS

WE GROW FLORIDA

Account: XXXXX5480

P:12752 / T: / S:

MARINA COVE AT HARBOR VILLAGE
CONDOMINIUM ASSOCIATION INC
OPERATING
21388 MARINA COVE CIRCLE
SUITE MANAGEMENT OFFICE
AVENTURA FL 33180-3564

Client Service

Online
citynational.com

CityTel
1-800-762-CITY (2489)

Your Banking Center
HOA
P.O. Box 025620
Miami, FL 33102-5620

Telephone
305-577-7336
800-435-8839

Your Banking Center Hours
Lobby: Monday - Friday: 9:00am - 5:00pm

For additional locations and hours, please visit citynational.com

NMLS 412469
Member FDIC

EQUAL HOUSING LENDER

Association Interest Checking

Account Summary

Account:	XXXXX5480	Beginning Balance:	$430.73
Last Statement:	October 31, 2022	Ending Balance:	$430.75
This Statement:	November 30, 2022	Average Ledger Balance:	$430.73
		Low Balance:	$430.73
		Interest Earned This Period:	$0.02
		Interest Earned 2022:	$0.80
		Days In Period:	30
		Annual Percentage Yield Earned:	0.06%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-31	Beginning balance			430.73
11-30	Interest	0.02		430.75
11-30	Ending totals	0.02	0.00	430.75

Thank you for voting for City National Bank!

City National Bank is a Hall of Fame member for having placed at the top of each category for eleven years.

- Best Private Bank
- Best Business Bank
- Best Bank for Commercial Real Estate Lending
- Best Community Bank
- Best Bank for Jumbo Loans
- Best Foreign National Mortgage Lenders

Join us on social media!

Run Date: 12/07/2022
Run Time: 05:03 PM

MARINA COVE AT HARBOR VILLAGE CONDOMINIUM ASSOCIATION, INC.

BANK RECONCILIATION

Statement Date: 11/30/2022

Reconciliation Summary: Valley National Bank		GL Account: 1040 - Valley National Bank-Special Assessment-4987	
Bank Statement Balance	$159,645.56	**Account Balance**	$160,232.97
GL Account Balance	$160,232.97	**+ Uncleared Payments**	$0.00
Difference	($587.41)	**- Uncleared Deposits**	$587.41
		Reconciling Balance	$159,645.56
		- Statement Balance	$159,645.56
		Difference	$0.00

Check #	Date	Source / Batch	Reference	Status		Deposits	Payments
	11/30/2022	AR 1087823	Cash Receipts - Manual	Uncleared		587.41	0.00
					Totals	$587.41	$0.00

Valley

9200293 SP 1237 -C10-P00000-I
MARINA COVE AT HARBOR VILLAGE
CONDOMINIUM ASSOCIATION INC
21388 MARINA COVE CIR POOL OFFICE
AVENTURA FL 33180-3564

Join us for our information-packed
Journey to Homeownership Webinar
See dates and register at Valley.com/HomeWebinar

Account Statement

Valley Small Business Checking - XXXXXXXX4987

SUMMARY FOR THE PERIOD: 11/01/22 - 11/30/22

Beginning Balance		Deposits		Interest Paid		Withdrawals		Service Charge		Ending Balance
$166,883.99	+	$42,212.94	+	$0.00	-	$49,451.37	-	$0.00	=	$159,645.56

TRANSACTIONS

Date	Description	Debits	Credits	Balance
	Beginning Balance			$166,883.99
11/02	Check Number 1045	-$8,743.92		$158,140.07
11/03	PAYMENT TO LOAN : CL XXXXXX5000	-$2,162.24		$155,977.83
11/07	Deposit		$1,708.90	$157,686.73
11/07	Deposit		$1,162.70	$158,849.43
11/07	Deposit		$597.48	$159,446.91
11/08	Check Number 1042	-$877.50		$158,569.41
11/08	Check Number 1043	-$585.00		$157,984.41
11/08	Check Number 1044	-$585.00		$157,399.41
11/08	Check Number 1051	-$2,380.00		$155,019.41
11/09	Deposit		$3,715.52	$158,734.93
11/09	Deposit		$1,463.13	$160,198.06
11/09	Deposit		$534.04	$160,732.10
11/09	Check Number 1046	-$2,150.00		$158,582.10
11/09	Check Number 1047	-$2,650.00		$155,932.10

9200293-0000646-0000001 of 0000006-C10-ap-1237-00000

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Valley Small Business Checking - XXXXXXXX4987 (continued)

TRANSACTIONS (continued)

Date	Description	Debits	Credits	Balance
11/09	Check Number 1049	-$4,000.00		$151,932.10
11/10	Check Number 1048	-$1,750.00		$150,182.10
11/10	Check Number 1052	-$16,500.00		$133,682.10
11/10	Check Number 1053	-$2,040.00		$131,642.10
11/14	Check Number 1055	-$500.00		$131,142.10
11/14	Check Number 1056	-$1,423.14		$129,718.96
11/16	Deposit		$726.07	$130,445.03
11/16	Deposit		$534.00	$130,979.03
11/16	Deposit		$1,034.96	$132,013.99
11/16	Deposit		$464.59	$132,478.58
11/16	Check Number 1054	-$2,854.57		$129,624.01
11/17	Deposit		$4,854.89	$134,478.90
11/18	Deposit		$1,558.93	$136,037.83
11/18	Deposit		$534.04	$136,571.87
11/21	Check Number 1057	-$250.00		$136,321.87
11/22	Deposit		$8,000.00	$144,321.87
11/22	Deposit		$14,736.28	$159,058.15
11/29	Deposit		$587.41	$159,645.56
Ending Balance				**$159,645.56**

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
11/08	1042	$877.50	11/08	1051*	$2,380.00
11/08	1043	$585.00	11/10	1052	$16,500.00
11/08	1044	$585.00	11/10	1053	$2,040.00
11/02	1045	$8,743.92	11/16	1054	$2,854.57
11/09	1046	$2,150.00	11/14	1055	$500.00
11/09	1047	$2,650.00	11/14	1056	$1,423.14
11/10	1048	$1,750.00	11/21	1057	$250.00
11/09	1049	$4,000.00			

(*) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.

Interest Rate Calculations

Year-to-Date Interest Paid: $0.00

Beginning 9/1/2022, no fees will be assessed to your account on any checks or ACH transactions that are returned unpaid due to non-sufficient/insufficient funds upon presentment

9200293-0000646-0000002 of 0000006-C10-ap-1237-00000

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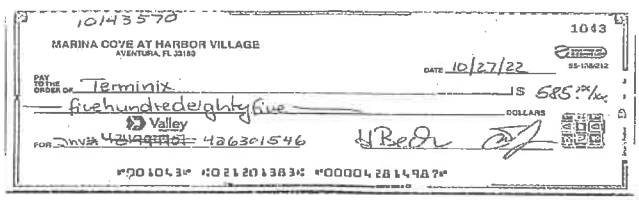
Valley Small Business Checking - XXXXXXXX4987 (continued)

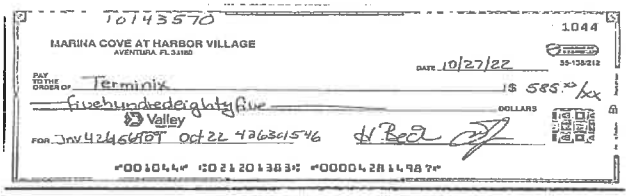
POSTED CHECKS

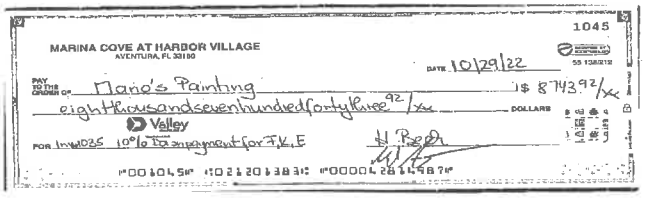
For more details and bigger images log on to your account at valley.com



11/08 Check#: 0000001042 Amount: $877.50

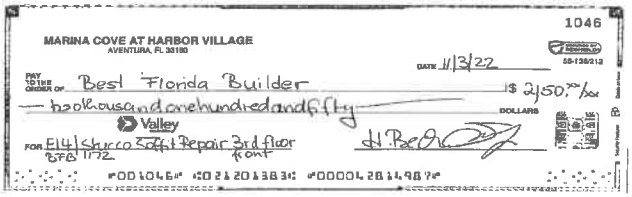
11/08 Check#: 0000001043 Amount: $585.00

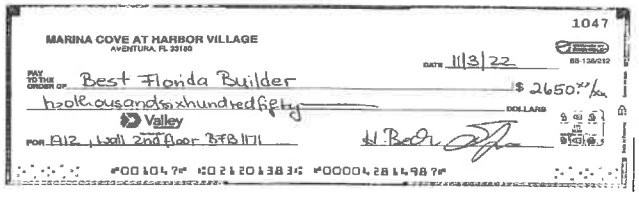




11/08 Check#: 0000001044 Amount: $585.00

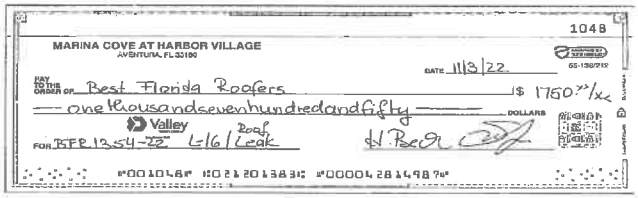
11/02 Check#: 0000001045 Amount: $8,743.92

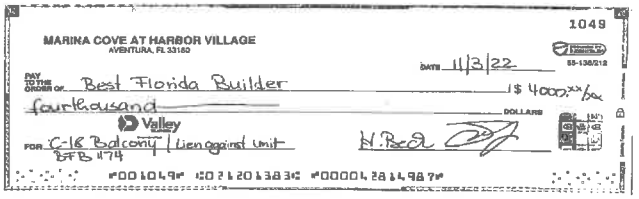




11/09 Check#: 0000001046 Amount: $2,150.00

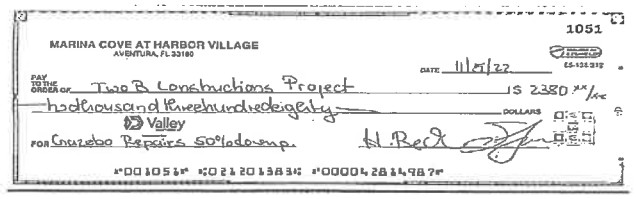
11/09 Check#: 0000001047 Amount: $2,650.00

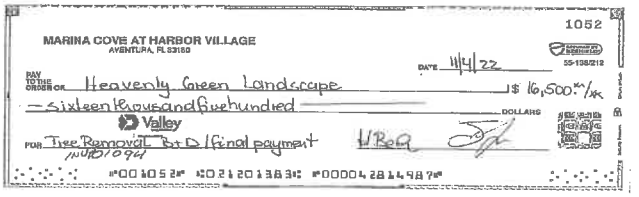




11/10 Check#: 0000001048 Amount: $1,750.00

11/09 Check#: 0000001049 Amount: $4,000.00





11/08 Check#: 0000001051 Amount: $2,380.00

11/10 Check#: 0000001052 Amount: $16,500.00

Have Questions? 800-522-4100 valley.com
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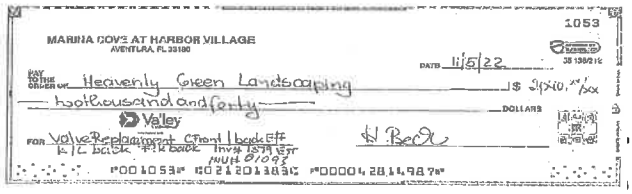
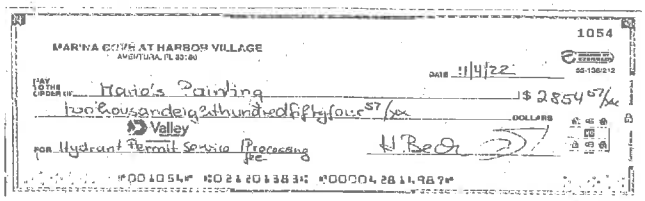
9200293-0000647-0000003 of 0000006-C10-ap-1237-00000

Valley Small Business Checking - XXXXXXXX4987 (continued)

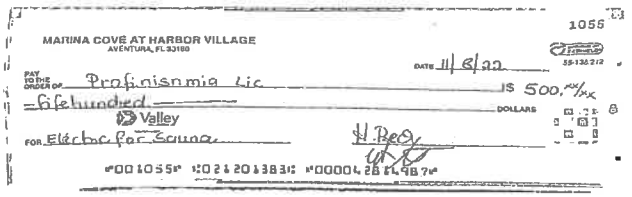
POSTED CHECKS (continued)



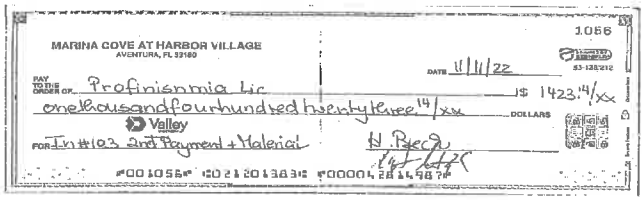
11/10 Check#: 0000001053 Amount: $2,040.00



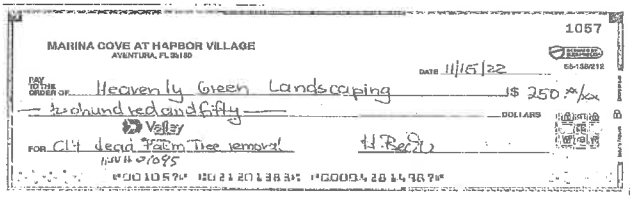
11/16 Check#: 0000001054 Amount: $2,854.57



11/14 Check#: 0000001055 Amount: $500.00



11/14 Check#: 0000001056 Amount: $1,423.14



11/21 Check#: 0000001057 Amount: $250.00

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Run Date: 12/06/2022
Run Time: 02:57 PM

MARINA COVE AT HARBOR VILLAGE CONDOMINIUM ASSOCIATION, INC.

BANK RECONCILIATION

Statement Date: 11/30/2022

Reconciliation Summary: BPNA - POPULAR COMMUNITY BANK		GL Account: 1610 - Banco Popular-Reserves-5615	
Bank Statement Balance	$2,026.22	**Account Balance**	$2,026.22
GL Account Balance	$2,026.22	**+ Uncleared Payments**	$0.00
Difference	$0.00	**- Uncleared Deposits**	$0.00
		Reconciling Balance	$2,026.22
		- Statement Balance	$2,026.22
		Difference	$0.00

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

POPULAR.

Last statement: October 31, 2022
This statement: November 30, 2022
Total days in statement period: 30

6809895615
(0)

Direct inquiries to:
Customer Care Center,
1-800-377-0800

MARINA COVE AT HARBOR VILLAGE
CONDOMINIUM ASSOCIATION, INC/RESERVE
C/O ALLIED PROPERTY GROUP, INC.
12350 SW 132 CT SUITE 114
MIAMI FL 33186-6458

Popular Bank
P.O. Box 4890
Miami Lakes, FL 33014

Pab Platinum Bus MM

Account number	6809895615
Low balance	$2,025.28
Average balance	$2,025.28
Avg collected balance	$2,025.00
Interest paid year to date	$2.51

DAILY ACTIVITY

Date	Description	Additions	Subtractions	Balance
10-31	Beginning balance			$2,025.28
11-30	'Interest Credit 000000000000000	0.94		2,026.22
11-30	**Ending totals**	**0.94**	**0.00**	**$2,026.22**

OVERDRAFT/RETURN ITEM FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	$0.00	$0.00
Total Returned Item Fees	$0.00	$0.00

Run Date: 12/06/2022
Run Time: 02:48 PM

MARINA COVE AT HARBOR VILLAGE CONDOMINIUM ASSOCIATION, INC.

BANK RECONCILIATION

Statement Date: 11/30/2022

Reconciliation Summary: CITY NAT'L - CITY NATIONAL BANK		GL Account: 1615 - City National-Reserves-4763	
Bank Statement Balance	$9,529.39	**Account Balance**	$9,529.39
GL Account Balance	$9,529.39	**+ Uncleared Payments**	$0.00
Difference	$0.00	**- Uncleared Deposits**	$0.00
		Reconciling Balance	$9,529.39
		- Statement Balance	$9,529.39
		Difference	$0.00

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

City National Bank
Bci FINANCIAL GROUP

75 YEARS

WE GROW FLORIDA

Account: XXXXX4763

P:13986 / T: / S:

MARINA COVE AT HARBOR VILLAGE
CONDOMINIUM ASSOCIATION INC
RESERVE
21388 MARINA COVE CIRCLE
SUITE MANAGEMENT OFFICE
AVENTURA FL 33180-3564

Client Service

Online
citynational.com

CityTel
1-800-762-CITY (2489)

Your Banking Center
HOA
P.O. Box 025620
Miami, FL 33102-5620

Telephone
305-577-7336
800-435-8839

Your Banking Center Hours
Lobby: Monday - Friday: 9:00am - 5:00pm

For additional locations and hours, please visit citynational.com

NMLS 412469
Member FDIC

EQUAL HOUSING LENDER

Association Interest Checking

Account Summary

Account:	XXXXX4763	Beginning Balance:	$9,529.00
Last Statement:	October 31, 2022	Ending Balance:	$9,529.39
This Statement:	November 30, 2022	Average Ledger Balance:	$9,529.00
		Low Balance:	$9,529.00
		Interest Earned This Period:	$0.39
		Interest Earned 2022:	$4.35
		Days In Period:	30
		Annual Percentage Yield Earned:	0.05%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
10-31	Beginning balance			9,529.00
11-30	Interest	0.39		9,529.39
11-30	Ending totals	0.39	0.00	9,529.39

Thank you for voting for City National Bank!

City National Bank is a Hall of Fame member for having placed at the top of each category for eleven years.

- Best Private Bank
- Best Business Bank
- Best Bank for Commercial Real Estate Lending
- Best Community Bank
- Best Bank for Jumbo Loans
- Best Foreign National Mortgage Lenders

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Run Date: 12/06/2022
Run Time: 02:42 PM

MARINA COVE AT HARBOR VILLAGE CONDOMINIUM ASSOCIATION, INC.

BANK RECONCILIATION

Statement Date: 10/31/2022

Reconciliation Summary: Valley National Bank		GL Account: 3090 - Special Assessment Loan#4100115000	
Bank Statement Balance	$658,908.94	**Account Balance**	$658,908.94
GL Account Balance	$658,908.94	**+ Uncleared Payments**	$0.00
Difference	$0.00	**- Uncleared Deposits**	$0.00
		Reconciling Balance	$658,908.94
		- Statement Balance	$658,908.94
		Difference	$0.00

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

Valley

Posted

PO BOX 17540
CLEARWATER, FL 33762-7540

#0001

LOAN NUMBER 4100115000

MARINA COVE AT HARBOR VILLAGE
CONDOMINIUM ASSOCIATION INC
C/O ALLIED PROPERTY GROUP
12350 SW 132 COURT SUITE 114
MIAMI FL 33186

BILLING DATE	10/19/22
PAYMENT DUE DATE	11/03/22
CURRENT PAYMENT DUE	2,162.24
PAST DUE PAYMENT(S)	.00
LATE CHARGES DUE	.00
TOTAL DUE	2,162.24

IF PAYMENT MADE AFTER 11/13/22
INCLUDE LATE CHARGE OF 108.11

AMOUNT ENCLOSED $_____
EXTRA APPLIED TO _____ $_____

YOUR ACCOUNT WILL BE PAID VIA TRANSFER

LOAN NUMBER 4100115000 INTEREST RATE 3.85000% MATURITY DATE 9/03/28

BILLING SUMMARY:

BILL-DESCR	DUE DATE	INT DUE		TOTAL DUE
CURRENT	11/03/22	2,162.24		2,162.24
			TOTAL DUE THIS LOAN	.00

ACCOUNT SUMMARY:

PRINCIPAL BALANCE	658,908.94	ESCROW BALANCE	.00
YTD INTEREST	9,093.25	YTD TAXES	.00

ACTIVITY SUMMARY: FROM 9/17/22 THRU 10/19/22

DESCRIPTION	DATE	TRAN AMT	PRIN AMT	INT AMT	LC AMT	OTHER
REGULAR PAYMENT	10/03/22	1,876.92	.00	1876.92	.00	
ADDITIONAL ADV DISB	10/14/22	8,000.00	8,000.00			
ADDITIONAL ADV DISB	10/14/22	10,918.94	10,918.94			

BEG PRIN BAL:	639,990.00	BEG ESC BAL:	.00
END PRIN BAL:	658,908.94	END ESC BAL:	.00

INTEREST ACCRUAL SUMMARY: FROM 10/03/22 THRU 11/02/22

DESCRIPTION	DATE	PRIN AMT	PRIN BAL	RATE	DAYS	INTEREST
BEG BAL	10/03/22		639,990.00			
ACCRUAL	10/03/22		639,990.00	3.85000	11	752.84

Valley

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Valley

PO BOX 17540
CLEARWATER, FL 33762-7540

#0002

LOAN NUMBER 4100115000

MARINA COVE AT HARBOR VILLAGE
CONDOMINIUM ASSOCIATION INC
C/O ALLIED PROPERTY GROUP
12350 SW 132 COURT SUITE 114
MIAMI FL 33186

BILLING DATE	10/19/22
PAYMENT DUE DATE	11/03/22
CURRENT PAYMENT DUE	2,162.24
PAST DUE PAYMENT(S)	.00
LATE CHARGES DUE	.00
TOTAL DUE	2,162.24

IF PAYMENT MADE AFTER 11/13/22
INCLUDE LATE CHARGE OF 108.11

AMOUNT ENCLOSED $_____
EXTRA APPLIED TO _____ $_____

YOUR ACCOUNT WILL BE PAID VIA TRANSFER

LOAN NUMBER 4100115000 INTEREST RATE 3.85000% MATURITY DATE 9/03/28

DESCRIPTION	DATE	PRIN AMT	PRIN BAL	RATE	DAYS	INTEREST
ADDITIONAL ADV DISB	10/14/22	8,000.00	647,990.00	3.85000	0	.00
ADDITIONAL ADV DISB	10/14/22	10,918.94	658,908.94	3.85000	20	1,409.40
ACCRUAL ADJ						.00
			TOTAL INTEREST ACCRUAL			2,162.24

PLEASE CALL (727) 260-6421
WITH ANY BILLING QUESTIONS.

Valley

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AP Open Items

MARINA COVE AT HARBOR VILLAGE CONDOMINIUM ASSOCIATION, INC.
As of: 11/30/2022

Run Date: 12/06/2022

Run Time: 04:56 PM

Vendor		Item #	Invoice	Date	Reference	Amount
THE HARBOR	THE HARBOR VILL...	1043118	041222--7	11/2/2022	MASTER ASSOC FEE	**$11,146.16**
WASTE116	WASTE MANAGEMENT	1073438	1449475-2194-0	10/27/2022	WASTE SERV 10/1-10/31	**$4,124.05**
FPL-48	FPL	1092006	113022--46543	11/30/2022	21396-SPRKL 10/31-11/30	**$32.05**
FPL-48	FPL	1092007	113022--89463	11/30/2022	21375-REC 10/31-11/30	**$387.29**
APG	ALLIED PROPERTY...	1093693	080122REV	8/1/2022	AUG MAINT MAN SHORT	**$503.10**
APG	ALLIED PROPERTY...	1093694	090122REV	9/1/2022	SEPT MAINT SHORTAGE	**$503.10**
APG	ALLIED PROPERTY...	1093695	100122REV	10/1/2022	OCT SHORTAGE	**$1,126.21**
APG	ALLIED PROPERTY...	1093696	110122REV2	11/1/2022	NOV FEES	**$11,455.50**
						$29,277.46

Run Date: 12/06/2022
Run Time: 04:52 PM

MARINA COVE AT HARBOR VILLAGE CONDOMINIUM ASSOCIATION, INC.

PREPAID OWNERS

As of: 11/30/2022

Owner	Address	Account #	Lot #		Prepaid Balance
Roxana Rossman	21375 Marina Cove CIR A13	A13		PP - S1 - Special Assessment	$751.92
				Total	**$751.92**
Dorina P Hauer Dino	21375 Marina Cove CIR A14	A14		PP - General	$1,000.92
				PP - S1 - Special Assessment	$690.64
				Total	**$1,691.56**
Maria Rodriguez	21375 Marina Cove CIR A17	A17		PP - General	$8.17
				Total	**$8.17**
Michael Yavner	21376 Marina Cove CIR C14	C14		PP - General	$1,445.27
				PP - M2 - PARKING	$85.00
				PP - P1 - Parking	$85.00
				Total	**$1,615.27**
Nissim & Sarah R Yehuda	21376 Marina Cove CIR C17	C17		PP - General	$25.01
				Total	**$25.01**
Carlos Frost	21382 Marina Cove CIR D11	D11		PP - S1 - Special Assessment	$94.15
				Total	**$94.15**
Jesus & Diana Velarde	21382 Marina Cove CIR D13	D13		PP - General	$25.00
				Total	**$25.00**
Salonge Dayan	21382 Marina Cove CIR D17	D17		PP - General	$0.34
				Total	**$0.34**
Joel Forta	21385 Marina Cove CIR E14	E14		PP - M2 - PARKING	$680.60
				Total	**$680.60**
Mikhal Fleusher As Trustee Of	21385 Marina Cove CIR E15	E15		PP - General	$31.17
				Total	**$31.17**
Dianna Cheng	21385 Marina Cove CIR E16	E16		PP - General	$74.99
				Total	**$74.99**
Melissa Rosenberg	21388 Marina Cove CIR G13	G13		PP - General	$1,301.19
				Total	**$1,301.19**
Mafdali Family Partnership Ltd	21394 Marina Cove CIR H12	H12		PP - General	$2,114.42
				Total	**$2,114.42**
Simon Dvorkin	21394 Marina Cove CIR H15	H15		PP - S1 - Special Assessment	$587.41
				Total	**$587.41**
Michael N Levin	21391 Marina Cove CIR K11	K11		PP - General	$94.25
				Total	**$94.25**
Maria Andrea Castro	21391 Marina Cove CIR K12	K12		PP - General	$116.31
				Total	**$116.31**
Joyce Gallego	21391 Marina Cove CIR K14	K14		PP - S1 - Special Assessment	$45.32
				Total	**$45.32**
Elsa Wachholder	21391 Marina Cove CIR K15	K15		PP - General	$501.97
				Total	**$501.97**
Heike BECK Eric Beck (O)	21395 Marina Cove CIR L18	L18		PP - S1 - Special Assessment	$597.48
				Total	**$597.48**
Yefim & Galina Graber	21399 Marina Cove CIR M16	M16		PP - General	$769.59
				Total	**$769.59**
Menachem Trietel	21399 Marina Cove CIR M17	M17		PP - General	$726.06
				Total	**$726.06**
Mafdali Family Partnership Ltd	21399 Marina Cove CIR M19	M19		PP - General	$925.47
				Total	**$925.47**
				PP - General	$9,160.13
				PP - M2 - PARKING	$765.60
				PP - P1 - Parking	$85.00
				PP - S1 - Special Assessment	$2,766.92
				Total	**$12,777.65**

Run Date: 12/06/2022
Run Time: 04:52 PM

MARINA COVE AT HARBOR VILLAGE CONDOMINIUM ASSOCIATION, INC.

AGED OWNER BALANCE

As of: 11/30/2022

Account #	Lot	Name/Address	Collection Status	Last Payment	Code	Current	Over 31	Over 61	Over 91	Total
A13		Roxana Rossman 21375 Marina Cove CIR A13		11/03/2022 $713.83	A1 - Assessment	$75.00	$0.00	$0.00	$0.00	$75.00
B12		Yanislav Shor 21378 Marina Cove CIR B12	Final	11/23/2022 $1,000.00	S1 - Special Assessment	$534.04	$414.00	$0.00	$0.00	$948.04
B13		Yosef Levy 21378 Marina Cove CIR B13	Late	11/10/2022 $1,428.00	S1 - Special Assessment	$587.41	$587.41	$0.00	$0.00	$1,174.82
					A1 - Assessment	$49.66	$0.00	$0.00	$0.00	$49.66
					Total:	**$637.07**	**$587.41**	**$0.00**	**$0.00**	**$1,224.48**
B14		Simon Leung & Sonja Mejia 21378 Marina Cove CIR B14	Final	11/23/2022 $788.56	S1 - Special Assessment	$534.04	$534.04	$279.52	$0.00	$1,347.60
B15		Ramin Mazhari 21378 Marina Cove CIR B15	Late	11/04/2022 $648.98	S1 - Special Assessment	$534.04	$534.04	$0.00	$0.00	$1,068.08
					01 - Late Fee	$25.00	$0.00	$0.00	$0.00	$25.00
					Total:	**$559.04**	**$534.04**	**$0.00**	**$0.00**	**$1,093.08**
B16		Steven Wagenberg 21378 Marina Cove CIR B16	Final	11/16/2022 $1,717.45	S1 - Special Assessment	$587.41	$587.41	$372.62	$0.00	$1,547.44
					P1 - Parking	$85.00	$85.00	$0.00	$0.00	$170.00
					Total:	**$672.41**	**$672.41**	**$372.62**	**$0.00**	**$1,717.44**
C11		Jennifer Feig 21376 Marina Cove CIR C11		11/03/2022 $969.11	S1 - Special Assessment	$24.52	$0.00	$0.00	$0.00	$24.52
C13		Alfredo Gugig 21376 Marina Cove CIR C13	Late	11/21/2022 $798.83	A1 - Assessment	$98.40	$0.00	$0.00	$0.00	$98.40
					P1 - Parking	$85.00	$0.00	$0.00	$0.00	$85.00
					Total:	**$183.40**	**$0.00**	**$0.00**	**$0.00**	**$183.40**
C16		Michael & Ekaterina Goldin 21376 Marina Cove CIR C16		11/09/2022 $85.00	S1 - Special Assessment	$587.41	$0.00	$0.00	$0.00	$587.41
C18		Semyon Nosikovsky 21376 Marina Cove CIR C18	Final	09/08/2022 $7,592.57	S1 - Special Assessment	$426.79	$426.79	$426.79	$0.00	$1,280.37
					A1 - Assessment	$518.65	$518.65	$0.00	$0.00	$1,037.30
					01 - Late Fee	$50.00	$25.00	$0.00	$0.00	$75.00
					Total:	**$995.44**	**$970.44**	**$426.79**	**$0.00**	**$2,392.67**
D12		Cyril Scetbon 21382 Marina Cove CIR D12		11/09/2022 $1,183.02	S1 - Special Assessment	$534.04	$0.00	$0.00	$0.00	$534.04
					01 - Late Fee	$0.00	$25.00	$0.00	$0.00	$25.00
					Total:	**$534.04**	**$25.00**	**$0.00**	**$0.00**	**$559.04**
D14		William R Giovannuci 21382 Marina Cove CIR D14		11/07/2022 $713.83	S1 - Special Assessment	$587.41	$0.00	$0.00	$0.00	$587.41
E11		Nataliia Synenok & Egor Todika 21385 Marina	Late	11/09/2022 $465.00	S1 - Special Assessment	$381.92	$381.92	$53.88	$0.00	$817.72
					01 - Late Fee	$24.12	$0.00	$0.00	$0.00	$24.12

Account #	Lot	Name/Address	Collection Status	Last Payment	Code	Current	Over 31	Over 61	Over 91	Total
		Cove CIR E11			**Total:**	**$406.04**	**$381.92**	**$53.88**	**$0.00**	**$841.84**
E14		Joel Forta 21385 Marina Cove CIR E14	Late	11/04/2022 $686.88	P1 - Parking	$85.00	$85.00	$85.00	$255.00	$510.00
					01 - Late Fee	$0.00	$25.00	$25.00	$74.95	$124.95
					Total:	**$85.00**	**$110.00**	**$110.00**	**$329.95**	**$634.95**
E17		Andreia Nimara 21385 Marina Cove CIR E17		11/10/2022 $381.92	S1 - Special Assessment	$381.92	$0.00	$0.00	$0.00	$381.92
F13		Oksana Cholost 21387 Marina Cove CIR F13		11/01/2022 $713.83	A1 - Assessment	$25.41	$0.00	$0.00	$0.00	$25.41
F15		Isaac Aizenstat 21387 Marina Cove CIR F15	Final	11/23/2022 $500.00	S1 - Special Assessment	$587.41	$587.41	$0.00	$0.00	$1,174.82
					A1 - Assessment	$25.18	$0.00	$0.00	$0.00	$25.18
					Total:	**$612.59**	**$587.41**	**$0.00**	**$0.00**	**$1,200.00**
F16		David M Attelan 21387 Marina Cove CIR F16		11/04/2022 $648.98	S1 - Special Assessment	$534.04	$0.00	$0.00	$0.00	$534.04
F17		Guido Bebchik 21387 Marina Cove CIR F17		11/04/2022 $531.63	S1 - Special Assessment	$437.48	$0.00	$0.00	$0.00	$437.48
H14		Ariel Kwacz 21394 Marina Cove CIR H14	Final	11/16/2022 $206.00	S1 - Special Assessment	$534.04	$534.04	$425.96	$0.00	$1,494.04
					A1 - Assessment	$648.98	$0.00	$0.00	$0.00	$648.98
					01 - Late Fee	$25.00	$0.00	$0.00	$0.00	$25.00
					Total:	**$1,208.02**	**$534.04**	**$425.96**	**$0.00**	**$2,168.02**
H17		Dmitry Seregin 21394 Marina Cove CIR H17		10/12/2022 $1,054.11	S1 - Special Assessment	$437.48	$437.48	$0.00	$0.00	$874.96
					A1 - Assessment	$531.63	$0.00	$0.00	$0.00	$531.63
					P1 - Parking	$85.00	$0.00	$0.00	$0.00	$85.00
					01 - Late Fee	$25.00	$0.00	$25.00	$25.00	$75.00
					Total:	**$1,079.11**	**$437.48**	**$25.00**	**$25.00**	**$1,566.59**
J14		Igor Korkhin & Laria Malyavsky 21396 Marina Cove CIR J14		11/14/2022 $811.07	S1 - Special Assessment	$597.48	$0.00	$0.00	$0.00	$597.48
J16		Dan Avidan 21396 Marina Cove CIR J16		11/04/2022 $1,323.55	S1 - Special Assessment	$35.00	$0.00	$0.00	$0.00	$35.00
J17		Jagjot Singh Khandpur, Punam Singh & Noor Kaur Khandpur 21396 Marina Cove CIR J17	Final	11/10/2022 $1,000.00	S1 - Special Assessment	$464.59	$464.59	$464.59	$568.77	$1,962.54
K16		Cheri Filippazzo 21391 Marina Cove CIR K16	Late	11/16/2022 $1,190.00	S1 - Special Assessment	$534.04	$528.08	$0.00	$0.00	$1,062.12
					A1 - Assessment	$66.94	$0.00	$0.00	$0.00	$66.94
					01 - Late Fee	$0.00	$0.00	$25.00	$25.00	$50.00
					Total:	**$600.98**	**$528.08**	**$25.00**	**$25.00**	**$1,179.06**
K17		Barry & Valerie Hockenstein 21391 Marina	Final	11/10/2022 $2,567.48	S1 - Special Assessment	$587.41	$0.00	$0.00	$0.00	$587.41

Account #	Lot	Name/Address	Collection Status	Last Payment	Code	Current	Over 31	Over 61	Over 91	Total
		Cove CIR K17								
K18		David Ojalvo 21391 Marina Cove CIR K18	Late	11/10/2022 $648.98	S1 - Special Assessment	$534.04	$509.04	$0.00	$0.00	$1,043.08
L12		Jason Perlman 21395 Marina Cove CIR L12	Final	11/16/2022 $4,045.65	S1 - Special Assessment	$597.48	$597.48	$203.59	$0.00	$1,398.55
M12		Ilya Reznik 21399 Marina Cove CIR M12		11/16/2022 $597.48	S1 - Special Assessment	$25.00	$0.00	$0.00	$0.00	$25.00
M13		Genaro Colon Nunez 21399 Marina Cove CIR M13		11/09/2022 $1,323.55	S1 - Special Assessment	$597.48	$0.00	$0.00	$0.00	$597.48
M14		David Robert Steinhurst 21399 Marina Cove CIR M14		11/08/2022 $727.70	S1 - Special Assessment	$535.55	$0.00	$0.00	$0.00	$535.55
Community Total						**$15,268.44**	**$7,887.38**	**$2,386.95**	**$948.72**	**$26,491.49**

Report Summary

Code	Account#	Current	Over 31	Over 61	Over 91	Total
A1 - Assessment	1100	$2,039.85	$518.65	$0.00	$0.00	$2,558.50
S1 - Special Assessment	1110	$12,739.47	$7,123.73	$2,226.95	$568.77	$22,658.92
P1 - Parking	1120	$340.00	$170.00	$85.00	$255.00	$850.00
01 - Late Fee	1130	$149.12	$75.00	$75.00	$124.95	$424.07
Grand Total:		**$15,268.44**	**$7,887.38**	**$2,386.95**	**$948.72**	**$26,491.49**

Account#	Account Description	Delinquency Amount
1100	Accounts Receivable From Owners	$2,558.50
1110	Special Assessment Receivable	$22,658.92
1120	Parking Receivables	$850.00
1130	Late Fee Receivables	$424.07
Total:		$26,491.49

Total Number of Homes: 31

MARINA COVE AT HARBOR VILLAGE CONDOMINIUM ASSOCIATION, INC.

Run Date: 12/07/2022
Run Time: 05:45 PM

COLLECTION STATUS

As of: 11/30/2022

Acct#	Lot	Name/Address	Apt Unit#	Alt Add	Last Payment	Del Status	Months Del	Charge Code	Amount Due	Accel. Thru
A13		Roxana Rossman 21375 Marina Cove CIR	A13	No	11/03/2022 $713.83		0	A1 - Assessment	$75.00	
B12		Yanislav Shor 21378 Marina Cove CIR	B12	No	11/23/2022 $1,000.00	Final	0	S1 - Special Assessment	$948.04	
B13		Yosef Levy 21378 Marina Cove CIR	B13	No	11/10/2022 $1,428.00	Late	1 0	S1 - Special Assessment A1 - Assessment	$1,174.82 $49.66	
								Total:	**$1,224.48**	
B14		Simon Leung & Sonja Mejia 21378 Marina Cove CIR	B14	No	11/23/2022 $788.56	Final	1	S1 - Special Assessment	$1,347.60	
B15		Ramin Mazhari 21378 Marina Cove CIR	B15	No	11/04/2022 $648.98	Late	1	S1 - Special Assessment 01 - Late Fee	$1,068.08 $25.00	
								Total:	**$1,093.08**	
B16		Steven Wagenberg 21378 Marina Cove CIR	B16	No	11/16/2022 $1,717.45	Final	1 2	S1 - Special Assessment P1 - Parking	$1,547.44 $170.00	
								Total:	**$1,717.44**	
C11		Jennifer Feig 21376 Marina Cove CIR	C11	No	11/03/2022 $969.11			S1 - Special Assessment	$24.52	
C13		Alfredo Gugig 21376 Marina Cove CIR	C13	No	11/21/2022 $713.83	Late	0 1	A1 - Assessment P1 - Parking	$98.40 $85.00	
								Total:	**$183.40**	
C16		Michael & Ekaterina Goldin 21376 Marina Cove CIR	C16	No	11/09/2022 $85.00		0	S1 - Special Assessment	$587.41	
C18		Semyon Nosikovsky 21376 Marina Cove CIR	C18	No	09/08/2022 $1,000.00	Final	3 2	S1 - Special Assessment A1 - Assessment 01 - Late Fee	$1,280.37 $1,037.30 $75.00	
								Total:	**$2,392.67**	
D12		Cyril Scetbon 21382 Marina Cove CIR	D12	No	11/09/2022 $1,183.02		0	S1 - Special Assessment 01 - Late Fee	$534.04 $25.00	
								Total:	**$559.04**	
D14		William R Giovannuci 21382 Marina Cove CIR	D14	No	11/07/2022 $713.83		0	S1 - Special Assessment	$587.41	
E11		Nataliia Synenok & Egor Todika 21385 Marina Cove CIR	E11	No	11/09/2022 $465.00	Late	1	S1 - Special Assessment 01 - Late Fee	$817.72 $24.12	
								Total:	**$841.84**	
E14		Joel Forta 21385 Marina Cove CIR	E14	No	11/04/2022 $686.88	Late	6	P1 - Parking 01 - Late Fee	$510.00 $124.95	
								Total:	**$634.95**	
E17		Andreia Nimara 21385 Marina Cove CIR	E17	No	11/10/2022 $381.92		0	S1 - Special Assessment	$381.92	
F13		Oksana Cholost 21387 Marina Cove CIR	F13	Yes	11/01/2022 $713.83		0	A1 - Assessment	$25.41	
F15		Isaac Aizenstat 21387 Marina Cove CIR	F15	No	11/23/2022 $500.00	Final	2 0	S1 - Special Assessment A1 - Assessment	$1,174.82 $25.18	
								Total:	**$1,200.00**	
F16		David M Attelan 21387 Marina Cove CIR	F16	No	11/04/2022 $648.98		1	S1 - Special Assessment	$534.04	
F17		Guido Bebchik 21387 Marina Cove CIR	F17	No	11/04/2022 $531.63		1	S1 - Special Assessment	$437.48	
H14		Ariel Kwacz 21394 Marina Cove CIR	H14	No	11/16/2022 $206.00	Final	1 1	S1 - Special Assessment A1 - Assessment	$1,494.04 $648.98	

Acct#	Lot	Name/Address	Apt Unit#	Alt Add	Last Payment	Del Status	Months Del	Charge Code	Amount Due	Accel. Thru
								01 - Late Fee	$25.00	
								Total:	**$2,168.02**	
H17		Dmitry Seregin	H17	No	10/12/2022		1	S1 - Special Assessment	$874.96	
		21394 Marina Cove CIR			$1,054.11		1	A1 - Assessment	$531.63	
							1	P1 - Parking	$85.00	
								01 - Late Fee	$75.00	
								Total:	**$1,566.59**	
J14		Igor Korkhin & Laria Malyavsky	J14	No	11/14/2022 $811.07		0	S1 - Special Assessment	$597.48	
		21396 Marina Cove CIR								
J16		Dan Avidan	J16	No	11/04/2022		0	S1 - Special Assessment	$35.00	
		21396 Marina Cove CIR			$1,323.55					
J17		Jagjot Singh Khandpur, Punam Singh & Noor Kaur Khandpur	J17	Yes	11/10/2022 $500.00	Final	3	S1 - Special Assessment	$1,962.54	
		21396 Marina Cove CIR								
K16		Cheri Filippazzo	K16	No	11/16/2022	Late	1	S1 - Special Assessment	$1,062.12	
		21391 Marina Cove CIR			$650.00		0	A1 - Assessment	$66.94	
								01 - Late Fee	$50.00	
								Total:	**$1,179.06**	
K17		Barry & Valerie Hockenstein	K17	No	11/10/2022 $2,567.48	Final	0	S1 - Special Assessment	$587.41	
		21391 Marina Cove CIR								
K18		David Ojalvo	K18	No	11/10/2022	Late	1	S1 - Special Assessment	$1,043.08	
		21391 Marina Cove CIR			$648.98					
L12		Jason Perlman	L12	No	11/16/2022	Final	1	S1 - Special Assessment	$1,398.55	
		21395 Marina Cove CIR			$4,045.65					
M12		Ilya Reznik	M12	No	11/16/2022			S1 - Special Assessment	$25.00	
		21399 Marina Cove CIR			$597.48					
M13		Genaro Colon Nunez	M13	No	11/09/2022		0	S1 - Special Assessment	$597.48	
		21399 Marina Cove CIR			$1,323.55					
M14		David Robert Steinhurst	M14	No	11/08/2022		0	S1 - Special Assessment	$535.55	
		21399 Marina Cove CIR			$727.70					
Community Total									**$26,491.49**	

Report Summary

Charge Code	GL Account Number	GL Account Description	Delinquency Amount
A1 - Assessment	1100	Accounts Receivable From Owners	$2,558.50
S1 - Special Assessment	1110	Special Assessment Receivable	$22,658.92
01 - Late Fee	1130	Late Fee Receivables	$424.07
P1 - Parking	1120	Parking Receivables	$850.00
Total:			$26,491.49

MARINA COVE AT HARBOR VILLAGE CONDOMINIUM ASSOCIATION, INC.

INSURANCE ANALYSIS

AS OF 11/30/2022

COVERAGE	CARRIER	PERIOD	G/L ACCOUNT	ANNUAL PREMIUM	MONTHLY EXPENSE	PREVIOUS BALANCE	ENDING BALANCE
PROPERTY	American Coastal	02/14/22 - 02/14/23	6110	$ 193,261.00	$ 16,105.08	$ 64,420.36	$ 48,315.28
Umbrella	Federal	02/14/22 - 02/14/23	6115	$ 4,260.00	$ 355.00	$ 1,420.00	$ 1,065.00
DIRECTORS & OFFICERS	ACE Fire	02/14/22 - 02/14/23	6125	$ 2,416.00	$ 201.33	$ 805.36	$ 604.03
FIDELITY BOND	ACE Fire	02/14/22 - 02/14/23	6130	$ 610.00	$ 50.83	$ 203.36	$ 152.53
Boiler/Machinery	Travelers	02/14/22 - 02/14/23	6135	$ 886.16	$ 73.85	$ 295.36	$ 221.51
Workers Compensation	Zenith	02/14/22 - 02/14/23	6136	$ 599.00	$ 49.92	$ 199.64	$ 149.72
GENERAL LIABILITY	United National	02/14/22 - 02/14/23	6137	$ 14,800.00	$ 1,233.33	$ 4,933.36	$ 3,700.03
Legal Defense	Bold Legal Defense	02/14/22 - 02/14/23	6138	$ 879.00	$ 73.25	$ 293.00	$ 219.75
Insurance Finance & Fees		02/14/22 - 02/14/23	6139	$ 3,434.00	$ 286.17	$ 1,144.63	$ 858.46
FLOOD - BLDG F	Wright National	03/05/22 - 03/05/23	6120	$ 3,565.00	$ 297.08	$ 1,188.56	$ 891.48
FLOOD - BLDG K	Wright National	03/05/22 - 03/05/23	6120	$ 4,394.00	$ 366.17	$ 1,464.64	$ 1,098.47
FLOOD - BLDG C	Wright National	3/24/22 - 03/24/23	6120	$ 4,394.00	$ 366.17	$ 1,464.64	$ 1,098.47
FLOOD - BLDG E	Wright National	04/19/22 - 04/19/23	6120	$ 3,249.00	$ 270.75	$ 1,353.75	$ 1,083.00
FLOOD - BLDG B	Wright National	04/22/22 - 04/22/23	6120	$ 4,081.00	$ 340.08	$ 1,700.44	$ 1,360.36
FLOOD - BLDG A	Wright National	5/15/22 - 05/15/23	6120	$ 2,898.00	$ 241.50	$ 1,449.00	$ 1,207.50
FLOOD - BLDG D	Wright National	07/04/22 - 07/04/23	6120	$ 3,630.00	$ 302.50	$ 2,420.00	$ 2,117.50
FLOOD - Club House	Wright National	8/12/22 - 08/12/23	6120	$ 1,092.00	$ 91.00	$ 728.00	$ 637.00
FLOOD - BLDG L	Wright National	09/27/22 - 09/27/23	6120	$ 2,608.00	$ 217.33	$ 2,173.34	$ 1,956.01
FLOOD - BLDG M	Wright National	10/17/21 - 10/17/22	6120	$ 3,951.00	$ 329.25	$ 3,292.50	$ 2,963.25
FLOOD - BLDG H	Wright National	10/19/21 - 10/19/22	6120	$ 2,428.00	$ 202.33	$ 2,023.34	$ 1,821.01
FLOOD - BLDG G	Wright National	10/24/21 - 10/24/22	6120	$ 2,190.00	$ 182.50	$ 2,007.50	$ 1,825.00
FLOOD - BLDG J	Wright National	10/28/21 - 10/28/22	6120	$ 2,842.00	$ 236.83	$ 2,605.17	$ 2,368.34
ENDING BALANCE				**$ 262,467.16**	**$ 21,872.26**	**$ 97,585.95**	**$ 75,713.69**