

LAKE TARPON SAIL & TENNIS CLUB COMMON ELEMENTS,INC.

Monthly Financial Report Cash Basis

DECEMBER 2024

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ADM Monthly Financial Report for LT STC Common

Balance Sheet for DECEMBER 2024

Assets			
Operating Bank Accounts			
10900 - Truist Operating	40,282.77		
Total Operating Bank Account Balance		40,282.77	
Reserve Bank Accounts			
11901 - Truist Reserve	212,556.64		
11903 - Intervest CD 0160111185	12,830.90		
Total Reserve Bank Account Balance		225,387.54	
Accounts Receivable			
Maintenance Assessments	19,601.49		
Total Accounts Receivable		19,601.49	
Total Assets			285,271.80
Liabilities			
Reserve Liability Accounts			
25850 - Roofing Reserve Liability	11,558.76		
25851 - Paving Reserve Liability	55,003.92		
25852 - Painting Reserve Liability	10,592.27		
25856 - Deferred Maint/Repair Liability	35,516.87		
25863 - Docks Liability	25,200.72		
25876 - Storm Drains Liability	41,146.00		
25878 - Seawall Liability	19,864.79		
25883 - Concrete Sidewalk/Driveway Liability	6,999.23		
25885 - Tennis Court Liability	10,141.41		
25889 - Heat/Air Conditioner Liability	9,363.57		
Total Reserve Liability Account Balance		225,387.54	
Current Liabilities			
Total Accounts Payable	0.00		
Prepaid Owner Fees	2,160.00		
Prepaid Owner Special Assessment Fees	0.00		
Total Current Liabilities		2,160.00	
Total Equity		57,724.26	
Total Liabilities & Equity			285,271.80



ADM Monthly Financial Report for LT STC Common

Operating and Reserve Account Summary for DECEMBER 2024

Displaying 10900 Operating account:	Current Month Actual	Year To Date Actual
Starting Balance	27,520.36	
21000 - Accounts Payable - Operating	-21,507.91	-242,336.67
31900 - Maintenance Fees	7,821.21	149,515.95
33000 - Interest Earned	0.23	3.84
34918 - Expense Reimbursement	24,362.38	94,798.92
34927 - Key Purchase	0.00	100.00
34950 - Micellaneous Income	0.00	75.00
36913 - Club House Rent	0.00	450.00
38934 - Resident Deposit or Credit	0.00	150.00
38935 - Dock Rental	0.00	1,060.00
38937 - Insurance Claim Payment	2,086.50	2,086.50
40000 - Reserve Transfer Expense	0.00	25,600.36
45600 - Insurance Premiums	0.00	15.00
Totals for 10900 Operating	40,282.77	

Displaying 11901 Reserve account:	Current Month Actual	Year To Date Actual
Starting Balance	208,853.40	
21001 - Accounts Payable - Reserve	0.00	-71,572.18
25850 - Roofing Reserve Liability	95.83	1,149.96
25852 - Painting Reserve Liability	74.12	889.44
25856 - Deferred Maint/Repair Liability	833.33	9,999.96
25863 - Docks Liability	943.39	11,320.68
25876 - Storm Drains Liability	372.63	4,471.56
25878 - Seawall Liability	157.35	1,888.20
25885 - Tennis Court Liability	675.07	8,100.84
25889 - Heat/Air Conditioner Liability	150.70	1,808.40
33001 - Interest Earned Reserve	400.82	6,205.00
Totals for 11901 Reserve	212,556.64	

Displaying 11903 Reserve account:	Current Month Actual	Year To Date Actual
Starting Balance	12,830.90	
Totals for 11903 Reserve	12,830.90	

Displaying 25850 Roofing Reserve Liability account:	Current Month Actual	Year To Date Actual
Starting Balance	11,442.39	
11901 - Reserve	95.83	1,149.96
33001 - Interest Earned Reserve	20.54	287.53
Totals for 25850 Roofing Reserve Liability	11,558.76	

Displaying 25851 Paving Reserve Liability account:	Current Month Actual	Year To Date Actual
Starting Balance	54,906.10	
33001 - Interest Earned Reserve	97.82	1,440.30
Totals for 25851 Paving Reserve Liability	55,003.92	

Displaying 25852 Painting Reserve Liability account:	Current Month Actual	Year To Date Actual
Starting Balance	10,499.31	



ADM Monthly Financial Report for LT STC Common

Operating and Reserve Account Summary for DECEMBER 2024

Displaying 25852 Painting Reserve Liability account:	Current Month Actual	Year To Date Actual
11901 - Reserve	74.12	889.44
33001 - Interest Earned Reserve	18.84	265.68
Totals for 25852 Painting Reserve Liability	10,592.27	
Displaying 25853 Insurance Liability account:	Current Month Actual	Year To Date Actual
Starting Balance	0.00	
21001 - Accounts Payable - Reserve	0.00	-25,600.36
Totals for 25853 Insurance Liability	0.00	
Displaying 25856 Deferred Maint/Repair Liability account:	Current Month Actual	Year To Date Actual
Starting Balance	34,620.38	
11901 - Reserve	833.33	9,999.96
21001 - Accounts Payable - Reserve	0.00	-45,971.82
33001 - Interest Earned Reserve	63.16	1,622.54
Totals for 25856 Deferred Maint/Repair Liability	35,516.87	
Displaying 25863 Docks Liability account:	Current Month Actual	Year To Date Actual
Starting Balance	24,212.51	
11901 - Reserve	943.39	11,320.68
33001 - Interest Earned Reserve	44.82	511.13
Totals for 25863 Docks Liability	25,200.72	
Displaying 25876 Storm Drains Liability account:	Current Month Actual	Year To Date Actual
Starting Balance	40,700.20	
11901 - Reserve	372.63	4,471.56
33001 - Interest Earned Reserve	73.17	1,018.66
Totals for 25876 Storm Drains Liability	41,146.00	
Displaying 25878 Seawall Liability account:	Current Month Actual	Year To Date Actual
Starting Balance	19,672.11	
11901 - Reserve	157.35	1,888.20
33001 - Interest Earned Reserve	35.33	495.35
Totals for 25878 Seawall Liability	19,864.79	
Displaying 25883 Concrete Sidewalk/Driveway Liability account:	Current Month Actual	Year To Date Actual
Starting Balance	6,986.78	
33001 - Interest Earned Reserve	12.45	183.28
Totals for 25883 Concrete Sidewalk/Driveway Liability	6,999.23	
Displaying 25885 Tennis Court Liability account:	Current Month Actual	Year To Date Actual
Starting Balance	9,448.30	
11901 - Reserve	675.07	8,100.84
33001 - Interest Earned Reserve	18.04	159.11
Totals for 25885 Tennis Court Liability	10,141.41	



ADM Monthly Financial Report for LT STC Common

Operating and Reserve Account Summary for DECEMBER 2024

Displaying 25889 Heat/Air Conditioner Liability account:	Current Month Actual	Year To Date Actual
Starting Balance	9,196.22	
11901 - Reserve	150.70	1,808.40
33001 - Interest Earned Reserve	16.65	221.42
Totals for 25889 Heat/Air Conditioner Liability	9,363.57	



ADM Monthly Financial Report for LT STC Common

Reserve Account Summary for DECEMBER 2024

Reserve Account	Opening Balance	Monthly Interest	Monthly Increase	Monthly Decrease	Ending Balance
25850 - Roofing Reserve Liability	11,442.39	20.54	95.83	0.00	11,558.76
25851 - Paving Reserve Liability	54,906.10	97.82	0.00	0.00	55,003.92
25852 - Painting Reserve Liability	10,499.31	18.84	74.12	0.00	10,592.27
25853 - Insurance Liability	0.00	0.00	0.00	0.00	0.00
25856 - Deferred Maint/Repair Liability	34,620.38	63.16	833.33	0.00	35,516.87
25863 - Docks Liability	24,212.51	44.82	943.39	0.00	25,200.72
25876 - Storm Drains Liability	40,700.20	73.17	372.63	0.00	41,146.00
25878 - Seawall Liability	19,672.11	35.33	157.35	0.00	19,864.79
25883 - Concrete Sidewalk/Driveway Liability	6,986.78	12.45	0.00	0.00	6,999.23
25885 - Tennis Court Liability	9,448.30	18.04	675.07	0.00	10,141.41
25889 - Heat/Air Conditioner Liability	9,196.22	16.65	150.70	0.00	9,363.57
Totals	221,684.30	400.82	3,302.42	0.00	225,387.54



ADM Monthly Financial Report for LT STC Common

Profit & Loss Summary for DECEMBER 2024 (Cash Basis)

	Actual	Current Month Budget	Variance	Actual	Year To Date Budget	Variance	Annual Budget
INCOME							
31900 - Maintenance Fees	7,821.21	13,322.33	-5,501.12	149,515.95	159,867.97	-10,352.02	159,867.97
33000 - Interest Earned	0.23	0.00	0.23	3.84	0.00	3.84	0.00
34918 - Expense Reimbursement	24,362.38	0.00	24,362.38	94,798.92	0.00	94,798.92	0.00
34927 - Key Purchase	0.00	0.00	0.00	100.00	0.00	100.00	0.00
34950 - Miscellaneous Income	0.00	0.00	0.00	75.00	0.00	75.00	0.00
36913 - Club House Rent	0.00	0.00	0.00	450.00	0.00	450.00	0.00
38934 - Resident Deposit or Credit	0.00	0.00	0.00	150.00	0.00	150.00	0.00
38935 - Dock Rental	0.00	0.00	0.00	1,060.00	0.00	1,060.00	0.00
38937 - Insurance Claim Payment	2,086.50	0.00	2,086.50	2,086.50	0.00	2,086.50	0.00
INCOME TOTALS	34,270.32	13,322.33	20,947.99	248,240.21	159,867.97	88,372.24	159,867.97
EXPENSES							
RESERVES AND SPECIAL ACCOUNTS							
40000 - Reserve Transfer Expense	3,302.42	3,302.42	-0.00	14,028.68	39,628.98	25,600.30	39,628.98
Subtotals:	3,302.42	3,302.42	-0.00	14,028.68	39,628.98	25,600.30	39,628.98
ADMINISTRATION							
40101 - Office Expense	10.61	33.33	22.72	260.25	400.00	139.75	400.00
40102 - Legal	360.00	50.00	-310.00	750.00	600.00	-150.00	600.00
40104 - Management Fee	225.00	225.00	0.00	2,700.00	2,700.00	0.00	2,700.00
40110 - Tax Preparation	225.00	25.00	-200.00	225.00	300.00	75.00	300.00
40120 - State Corporation Fees	0.00	5.10	5.10	61.25	61.25	0.00	61.25
40127 - Bank Charges	0.00	1.56	1.56	0.00	18.75	18.75	18.75
40144 - Reserve Study	2,125.00	0.00	-2,125.00	2,125.00	0.00	-2,125.00	0.00
40148 - State Dock Fees	0.00	173.88	173.88	841.02	2,086.50	1,245.48	2,086.50
40152 - Water Meter Reading/Billing	225.00	225.00	0.00	2,475.00	2,700.00	225.00	2,700.00
Subtotals:	3,170.61	738.88	-2,431.74	9,437.52	8,866.50	-571.02	8,866.50
BUILDING MAINTENANCE							
41200 - Building Maintenance/Repairs	418.84	775.00	356.16	9,581.27	9,300.00	-281.27	9,300.00
41240 - Dock Repairs	0.00	50.00	50.00	797.41	600.00	-197.41	600.00
41242 - Fire Safety/Protection	0.00	80.19	80.19	0.00	962.30	962.30	962.30
41243 - Janitorial Services	220.00	583.33	363.33	6,149.00	7,000.00	851.00	7,000.00
41283 - Gym Maintenance	0.00	31.42	31.42	0.00	376.99	376.99	376.99
41350 - Hurricane Storm Damage	0.00	0.00	0.00	95.00	0.00	-95.00	0.00
Subtotals:	638.84	1,519.94	881.10	16,622.68	18,239.29	1,616.61	18,239.29
GROUNDS MAINTENANCE							
42300 - Grounds Maintenance	2,353.50	916.67	-1,436.83	7,384.75	11,000.00	3,615.25	11,000.00
42301 - Sprinkler Repairs/Maintenance	0.00	208.33	208.33	172.75	2,500.00	2,327.25	2,500.00
42303 - Pest Control/Fertilizer/Weed	171.25	166.67	-4.58	1,712.50	2,000.00	287.50	2,000.00
42306 - Lake Maintenance	426.95	350.00	-76.95	4,063.36	4,200.00	136.64	4,200.00
42329 - Tree Trimming	0.00	416.67	416.67	1,437.00	5,000.00	3,563.00	5,000.00
42335 - Tennis Court	0.00	8.33	8.33	1,975.00	100.00	-1,875.00	100.00
Subtotals:	2,951.70	2,066.67	-885.03	16,745.36	24,800.00	8,054.64	24,800.00
RECREATION FACILITY & MASTER ASSOCIATION							
43431 - Repair & Renovations	0.00	83.33	83.33	0.00	1,000.00	1,000.00	1,000.00
Subtotals:	0.00	83.33	83.33	0.00	1,000.00	1,000.00	1,000.00
UTILITIES							
44502 - Trash Collection	0.00	58.33	58.33	0.00	700.00	700.00	700.00
44503 - Electricity	753.42	987.08	233.66	11,103.80	11,845.00	741.20	11,845.00
44505 - Cable TV & Internet Service	267.72	194.25	-73.47	2,880.94	2,331.00	-549.94	2,331.00
44507 - Water,Sewer,Trash	9,143.63	0.00	-9,143.63	19,218.78	0.00	-19,218.78	0.00
44509 - Water/Sewer	0.00	1,283.33	1,283.33	82,801.92	15,400.00	-67,401.92	15,400.00
Subtotals:	10,164.77	2,523.00	-7,641.77	116,005.44	30,276.00	-85,729.44	30,276.00
INSURANCE							
45600 - Insurance Premiums	1,279.57	2,728.60	1,449.03	39,672.63	32,743.20	-6,929.43	32,743.20

ADM Monthly Financial Report for LT STC Common

Profit & Loss Summary for DECEMBER 2024 (Cash Basis)

	Actual	Current Month Budget	Variance	Actual	Year To Date Budget	Variance	Annual Budget
45601 - Insurance Premiums - Flood	0.00	359.50	359.50	4,209.00	4,314.00	105.00	4,314.00
Subtotals:	1,279.57	3,088.10	1,808.53	43,881.63	37,057.20	-6,824.43	37,057.20
EXPENSE TOTALS	21,507.91	13,322.33	-8,185.58	216,721.31	159,867.97	-56,853.34	159,867.97
NET INCOME	12,762.41	-0.00	12,762.41	31,518.90	0.00	31,518.90	0.00



ADM Monthly Financial Report for LT STC Common

General Ledger Disbursements Detail for DECEMBER 2024

Chart of Accounts / Vendor	Journal #	Vendor Invoice	Check #	Amount	Pay Date
40000-Reserve Transfer Expense					
-Reserve Transfer Expense Adjustment			AUTO	3,302.42	2024-12-30
Total				3,302.42	
40101-Office Expense					
1-Frankly Coastal Property Mgmt, LLC	00946	17337	2550	10.61	2024-12-15
Total				10.61	
40102-Legal					
4052-Greenberg Nikoloff PA	00940	17739	2549	360.00	2024-12-12
Total				360.00	
40104-Management Fee					
1-Frankly Coastal Property Mgmt, LLC	00923	17132	2548	225.00	2024-12-03
Total				225.00	
40110-Tax Preparation					
1033-AffinityCPA	00969	2544	2554	225.00	2024-12-22
Total				225.00	
40144-Reserve Study					
1397-Reserve Advisors, Inc.	00970	212984	2555	2,125.00	2024-12-22
Total				2,125.00	
40152-Water Meter Reading/Billing					
1-Frankly Coastal Property Mgmt, LLC	00924	17132	2548	225.00	2024-12-03
Total				225.00	
41200-Building Maintenance/Repairs					
3737-TRUIST BANK	00003	202412-7717	AUTO	418.84	2024-12-17
Total				418.84	
41243-Janitorial Services					
75-Handy Andys Cleaning Service, Inc.	00965	20241221	2552	220.00	2024-12-20
Total				220.00	
42300-Grounds Maintenance					
9-Mack's Lawn Maintenance, Inc.	00966	18239	2553	2,353.50	2024-12-20
Total				2,353.50	
42303-Pest Control/Fertilizer/Weed					
113-Nutrilawn Inc.	00987	117828	AUTO	0.00	2024-12-30
113-Nutrilawn Inc.	00985	117833	AUTO	0.00	2024-12-30
113-Nutrilawn Inc.	00988	117920	2556	171.25	2024-12-30
113-Nutrilawn Inc.	00986	117832	AUTO	0.00	2024-12-30
Total				171.25	
42306-Lake Maintenance					
157-Weedbusters, Inc.	00953	18206	2551	426.95	2024-12-19
Total				426.95	
44503-Electricity					
2-Duke Energy	00957	910084016277:2024-12-19	AUTO	38.22	2024-12-19
2-Duke Energy	00951	910084015242:2024-12-18	AUTO	386.60	2024-12-18
2-Duke Energy	00961	910084015820:2024-12-19	AUTO	224.79	2024-12-19
2-Duke Energy	00955	910084016508:2024-12-19	AUTO	38.19	2024-12-19
2-Duke Energy	00959	910084016714:2024-12-19	AUTO	65.62	2024-12-19
Total				753.42	
44505-Cable TV & Internet Service					
8-Spectrum	00944	8328009:2024-12-13	AUTO	267.72	2024-12-13
Total				267.72	
44507-Water,Sewer,Trash					
129-City Of Tarpon Springs	00928	000035951203847:2024-12-10	AUTO	9,143.63	2024-12-10
Total				9,143.63	
45600-Insurance Premiums					
1075-IPFS Corporation-Tampa	00949	217490:2024-12-16	AUTO	1,279.57	2024-12-16

ADM Monthly Financial Report for LT STC Common

General Ledger Disbursements Detail for DECEMBER 2024

Chart of Accounts / Vendor	Journal #	Vendor Invoice	Check #	Amount	Pay Date
Total				1,279.57	
GRAND TOTAL CASH DISBURSEMENTS				21,507.91	



ADM Monthly Financial Report for LT STC Common

Owner Pre-Paid & Delinquent Report for DECEMBER 2024

Account	Opening Balance	Period Charges	Period Payments	Period Adjust	Pre-Paid	Delinquent	Days Late	Lien Status
101 - Lake Tarpon Club I 90 South Highlands Avenue, Unit: ClubI	0.00	3,562.84	3,562.84	1,938.98	-	1,938.98	1	-
102 - Lake Tarpon Club II 90 South Highlands Avenue, Unit: ClubII	4,234.13	891.01	4,258.37	997.82	-	1,864.59	185	-
103 - Lake Tarpon Club III 90 South Highlands Avenue, Unit: ClubIII	23,710.55	4,749.64	0.00	-19,471.53	-	8,988.66	124	-
104 - Tarpon Highlands I 98 South Highlands Avenue, Unit: THI	3,778.42	2,276.23	0.00	0.00	-	6,054.65	214	-
105 - Tarpon Highlands II 98 South Highlands Avenue, Unit: THII	12.00	692.61	0.00	0.00	-	704.61	421	-
107 - Slip 2 90 South Highlands Avenue, Unit: Slip 02	-350.00	0.00	0.00	0.00	350.00	-	0	-
111 - Slip 6 90 South Highlands Avenue, Unit: Slip 06	-400.00	0.00	0.00	0.00	400.00	-	0	-
113 - Slip 8 90 South Highlands Avenue, Unit: Slip 08	-500.00	0.00	0.00	0.00	500.00	-	0	-
115 - Slip 10 90 South Highlands Avenue, Unit: Slip 10	-60.00	0.00	0.00	0.00	60.00	-	0	-
116 - Slip 11 90 South Highlands Avenue, Unit: Slip 11	-100.00	0.00	0.00	0.00	100.00	-	0	-
117 - Slip 12 90 South Highlands Avenue, Unit: Slip 12	-600.00	0.00	0.00	0.00	600.00	-	0	-
120 - Slip 15 90 South Highlands Avenue, Unit: Slip 15	50.00	0.00	0.00	0.00	-	50.00	71	-
121 - Slip 16 90 South Highlands Avenue, Unit: Slip 16	-150.00	0.00	0.00	0.00	150.00	-	0	-
TOTALS					2,160.00	19,601.49		

NOTES:

Negative opening balances are pre-paid.

Liens Key: 'I' or 'N' = No Action, 'S' = Statement Sent, 'C' = Certified Letter Sent

'I' = Intent to Lien, 'L' = Lien, 'F' = Foreclosure



COLLIER FINANCIAL · ASSOCIATION DATA MANAGEMENT
FRANKLY COASTAL PROPERTY MGMT, LLC

ADM Monthly Financial Report for LT STC Common

Check Register Report for DECEMBER 2024

Displaying Operating Truist account:

Date	Check	Vendor Name	Amount	Cleared
2024-12-03	2548	Frankly Coastal Property Mgmt, LLC	450.00	Y
2024-12-10	Auto	City Of Tarpon Springs	9143.63	Y
2024-12-12	2549	Greenberg Nikoloff PA	360.00	Y
2024-12-13	Auto	Spectrum	267.72	Y
2024-12-15	2550	Frankly Coastal Property Mgmt, LLC	10.61	Y
2024-12-16	Auto	IPFS Corporation-Tampa	1279.57	Y
2024-12-17	Auto	TRUIST BANK	418.84	Y
2024-12-18	Auto	Duke Energy	386.60	Y
2024-12-19	Auto	Duke Energy	65.62	Y
2024-12-19	Auto	Duke Energy	38.19	Y
2024-12-19	Auto	Duke Energy	224.79	Y
2024-12-19	Auto	Duke Energy	38.22	Y
2024-12-19	2551	Weedbusters, Inc.	426.95	Y
2024-12-20	2552	Handy Andys Cleaning Service, Inc.	220.00	Y
2024-12-20	2553	Mack's Lawn Maintenance, Inc.	2353.50	Y
2024-12-22	2554	AffinityCPA	225.00	Y
2024-12-22	2555	Reserve Advisors, Inc.	2125.00	Y
2024-12-30	Auto	Nutrilawn Inc.	0.00	Y
2024-12-30	Auto	Nutrilawn Inc.	0.00	Y
2024-12-30	Auto	Nutrilawn Inc.	0.00	Y
2024-12-30	2556	Nutrilawn Inc.	171.25	



ADM Monthly Financial Report for LT STC Common

Account Reconciliation Report for DECEMBER 2024

Month End Balance for account: 10900 - Operating		40,282.77
Uncleared check: 2417	Check date: 2023-05-19	615.00
Uncleared check: 2546	Check date: 2024-11-25	500.00
Uncleared check: 2547	Check date: 2024-11-25	945.00
Uncleared check: 2556	Check date: 2024-12-30	171.25
Calculated Bank Statement Closing Balance		42,514.02
Bank Statement Closing Balance		42,514.02
Registers Balance		0.00
Month End Balance for account: 11901 - Reserve		212,556.64
Calculated Bank Statement Closing Balance		212,556.64
Bank Statement Closing Balance		212,556.64
Registers Balance		0.00

Bank Statements

ADM Monthly Financial Report for LT STC Common

Document: Operating Truist, Page 1 of 6

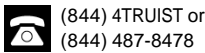
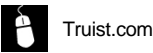


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999-99-99 55465 10 C 001 29 S 55 004
LAKE TARPON SAIL AND TENNIS CLUB COMMON
ELEMENTS ASSOCIATION INC OPERATING ACCT
C/O FRANKLY COASTAL PROPERTY MGMT LLC
PO BOX 1294
TARPON SPRINGS FL 34688-1294

Your account statement
For 12/31/2024

Contact us



■ ASSOC SVCS INTEREST CHECKING 1100001856896

Account summary

Your previous balance as of 11/30/2024	\$29,961.61
Checks	- 6,552.31
Other withdrawals, debits and service charges	- 15,165.60
Deposits, credits and interest	+ 34,270.32
Your new balance as of 12/31/2024	= \$42,514.02

Interest summary

Interest paid this statement period	\$0.23
2024 interest paid year-to-date	\$3.84
Interest rate	0.01%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
12/02	2539	210.00	12/16	2550	10.61	12/27	2553	2,353.50
12/04	*2545	171.25	12/27	2551	426.95	12/30	2554	225.00
12/03	*2548	450.00	12/31	2552	220.00	12/31	2555	2,125.00
12/18	2549	360.00						
* indicates a skip in sequential check numbers above this item						Total checks = \$6,552.31		

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
12/10	UT BILL City of Tarpon S 3847 LAKE TARPON INC	9,143.63
12/13	SPECTRUM SPECTRUM 8009 LAKE TARPON CLUBHOUSE	267.72
12/16	TRUIST ONLINE CREDIT CARD PMT ONLINE TO ****7717 -	418.84
12/16	ACH CORP DEBIT IPFSPMTFLS IPFS877-674-3076 LAKE TARPON S&T CLUB C CUSTOMER ID 217490	1,279.57
12/18	BILL PAY DUKEENERGY 5242 LK TARPON SAIL & TEN	386.60
12/19	BILL PAY DUKEENERGY 6508 LK TARPON SAIL & TEN	38.19
12/19	BILL PAY DUKEENERGY 6277 LK TARPON SAIL & TEN	38.22
12/19	BILL PAY DUKEENERGY 6714 LK TARPON SAIL & TEN	65.62
12/19	BILL PAY DUKEENERGY 5820 LK TARPON SAIL & TEN	224.79
12/24	CM ON-LINE ACCT TRANSFER TRANSFER TO CHECKING 1100003610053 12-24-24	3,302.42
Total other withdrawals, debits and service charges		= \$15,165.60

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/03	CONSOL ELEC DEPOSIT 1	3,562.84
12/05	CONSOLIDATED COUPON PAYMENT 1	891.01
12/13	CONSOLIDATED COUPON PAYMENT 1	891.01
12/16	REMOTE DEPOSIT	4,562.85
12/30	REMOTE DEPOSIT	24,362.38
12/31	INTEREST PAYMENT	0.23
Total deposits, credits and interest		= \$34,270.32



ADM Monthly Financial Report for LT STC Common

Document: Operating Truist, Page 2 of 6

Important: Fee Changes. Truist has completed an annual review of wholesale payment services pricing. As of January 1, 2025, fees will change for some treasury and payment services, including changes to depository, payment and select digital services. Visit www.truist.com/pricingchanges for a full list of impacted services.



COLLIER FINANCIAL · ASSOCIATION DATA MANAGEMENT
FRANKLY COASTAL PROPERTY MGMT, LLC

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FL 0001100001856896

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
 - Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
 - The dollar amount of the suspected error
- During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits
If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit Truist.com 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)			
1. List the new balance of your account from your latest statement here:		Date/Check #	Amount	Date/Check #	Amount
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:					
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.		Outstanding Deposits and Other Credits (Section B)			
		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



ADM Monthly Financial Report for LT STC Common

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ADM Monthly Financial Report for LT STC Common

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FL 0001100001856896

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PRINTS & A METAL VOIDING DEVICE (SEE BACK FOR DETAILS)

Truist
P.O. Box 2014
Largo, FL 33779

2539
2551-0188-7

Like Tarpun Sell & Tennis Club CE, Inc.
c/o Frisky Coastal
PO Box 1294
Tarpon Springs, FL 34688
(727) 799-0031

Date
11/15/2024

Amount
\$210.00

Pay: *** Two Hundred Ten Dollars and 0 Cents ***

To the
Order
Of
Greenberg Nikoloff PA
1954 Bayshore Blvd
Ste A
Dunedin, FL 34608

Authorized Signature Required

⑆002539⑆ ⑆253191387⑆ ⑆00001856896⑆

CHECK#:2539 \$210.00

For Deposit Only
Do Not Write on This
Check or Deposit Slip
Deposit Slip
12/15/24

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PRINTS & A METAL VOIDING DEVICE (SEE BACK FOR DETAILS)

Truist
P.O. Box 2014
Largo, FL 33779

2545
2551-0188-7

Like Tarpun Sell & Tennis Club CE, Inc.
c/o Frisky Coastal
PO Box 1294
Tarpon Springs, FL 34688
(727) 799-0031

Date
11/05/2024

Amount
\$171.25

Pay: *** One Hundred Seventy-One Dollars and 25 Cents ***

To the
Order
Of
Nudlwey Inc.
5002 West Linebaugh Ave. #F
Tampa, FL 33604

Authorized Signature Required

⑆002545⑆ ⑆253191387⑆ ⑆00001856896⑆

CHECK#:2545 \$171.25

The Bank of Tampa
For Deposit Only
Insert ID Here
61011460

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PRINTS & A METAL VOIDING DEVICE (SEE BACK FOR DETAILS)

Truist
P.O. Box 2014
Largo, FL 33779

2548
2551-0188-7

Like Tarpun Sell & Tennis Club CE, Inc.
c/o Frisky Coastal
PO Box 1294
Tarpon Springs, FL 34688
(727) 799-0031

Date
12/03/2024

Amount
\$450.00

Pay: *** Four Hundred Fifty Dollars and 0 Cents ***

To the
Order
Of
Frankly Coastal Property Mgmt, LLC
P.O. Box 1294
Tarpon Springs, FL 34688

Authorized Signature Required

⑆002548⑆ ⑆253191387⑆ ⑆00001856896⑆

CHECK#:2548 \$450.00

For Deposit Only
Do Not Write on This
Check or Deposit Slip
Deposit Slip
12/15/24

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PRINTS & A METAL VOIDING DEVICE (SEE BACK FOR DETAILS)

Truist
P.O. Box 2014
Largo, FL 33779

2549
2551-0188-7

Like Tarpun Sell & Tennis Club CE, Inc.
c/o Frisky Coastal
PO Box 1294
Tarpon Springs, FL 34688
(727) 799-0031

Date
12/10/2024

Amount
\$360.00

Pay: *** Three Hundred Sixty Dollars and 0 Cents ***

To the
Order
Of
Greenberg Nikoloff PA
1954 Bayshore Blvd
Ste A
Dunedin, FL 34608

Authorized Signature Required

⑆002549⑆ ⑆253191387⑆ ⑆00001856896⑆

CHECK#:2549 \$360.00

For Deposit Only
Do Not Write on This
Check or Deposit Slip
Deposit Slip
12/15/24

ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PRINTS & A METAL VOIDING DEVICE (SEE BACK FOR DETAILS)

Truist
P.O. Box 2014
Largo, FL 33779

2550
2551-0188-7

Like Tarpun Sell & Tennis Club CE, Inc.
c/o Frisky Coastal
PO Box 1294
Tarpon Springs, FL 34688
(727) 799-0031

Date
12/15/2024

Amount
\$10.61

Pay: *** Ten Dollars and 61 Cents ***

To the
Order
Of
Frankly Coastal Property Mgmt, LLC
P.O. Box 1294
Tarpon Springs, FL 34688

Authorized Signature Required

⑆002550⑆ ⑆253191387⑆ ⑆00001856896⑆

CHECK#:2550 \$10.61

For Deposit Only
Do Not Write on This
Check or Deposit Slip
Deposit Slip
12/15/24

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COLLIER FINANCIAL - ASSOCIATION DATA MANAGEMENT
FRANKLY COASTAL PROPERTY MGMT, LLC

ADM Monthly Financial Report for LT STC Common


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UNIQUE CHECKS HAS A COORDINATE TO ACCOUNTING AND PRINTS A FIRST REMITTANCE NUMBER FOR OFFERS					
		Total			\$581
Late Teller Bank 20 North County PO Box 184 Tarpon Springs, FL 34688 Tel: 727-799-0001		Pay To: Mrs. GINA Large Print			
		Date			Amount
		12/19/2004			\$426.95

Pay: *** Four Hundred Twenty-Six Dollars and 95 Cents ***

To the Order Of:

Veedustaters, Inc.
300-A Anchor Road
Tarpon Springs, FL 34689


Anna Williams
 Authorized Signature Required

@CO255M : 7263494387 : 10000456896#

CHECK#:2551 \$426.95

[illegible][illegible]

CHECK#:2552 \$220.00

12312024 760000209350 -0280023794-

2024.05.10 10:10:10

MORGAN CHASE & CO. CREDIT ADVISORY: CREDIT CARD NOT A PREPAID CARD. NOT A CHECK. NOT A DEBIT CARD.			
Lavin Tapco Sell & Tennis Club C&E, Inc. c/o Parks Control PO Box 1254 Tarpon Springs, FL 34688 (727) 799-4031	Title 01/01/2014 Laps: PL33779 Date 10/20/2024	2553 2871/3387	10/20/2024
Pay:	Two Thousand Three Hundred Fifty-Three Dollars and 50 Cents ***	Amount \$2,553.50	
To the Order of:			
Mack's Lawn Maintenance, Inc. P.O. BOX 639 Tarpon Springs, FL 34688			
Signature Required			
***002553** *1261413674* 1100001656895*			

CHECK#:2553 \$2,353.50

[illegible]

FRONTIER CHECK HAS A COLORED BACK (SUNSHINE, VIOLET OR LAVENDER) - SEE BACK FOR INFO

Large Tapered Sail & Tennis Club, Inc. P.O. Box 1814 Tempe, Arizona 85288 (602) 796-0031	Travel P.O. Box 2814 Large, FL 32779	2554 2013-01-07
Pay: *** Two Hundred Twenty-Five Dollars and 0 Cents ***	Date 12/24/2004	Amount \$255.00

To the Order Of
Activity CPA
PO Box 270600
Tempe, FL 33068

gsc/ce
Authorized Signatures Required

⑈002554⑈ ⑈2534913676⑈ ⑈100001055646⑈

CHECK#:2554 \$225.00

UIC 7400,82

267080594c
BangChit road #180
5194-88-390
5194-88-390
Batch 454911898

EXCERPT FROM
A MEMORANDUM FOR
THE DIRECTOR, FBI WASHINGTON
FROM: SAC, BANGKOK
DATE: 12/11/68

FEDERAL RESERVE NOTE
 VOIR VOTRE MONnaie VOIR VOTRE MONnaie
 Large Payment Set by Federal Reserve
 on Family Credit
 PO Box 1284
 Tacoma, Washington, 98401
 (206) 799-0001

Date
 12/23/2004
 Amount
 \$2,125.00

Pay: *** Two Thousand One Hundred Twenty-Five Dollars and 0 Cents ***

To: *gskw*
 Reserve Address, Inc.
 PO Box 88955
 MILWAUKEE, WI 53215-8926
 Automated Signatures Reduced

@003555# 1263191367# 1100004656894#

CHECK#:2555 \$2,125.00

[illegible]

ADM Monthly Financial Report for LT STC Common

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FL 1100003610053

999-99-99-99 55465 0 C 001 30 S 66 002
LAKE TARPON SAIL AND TENNIS CLUB COMMON
ELEMENTS ASSOCIATION INC RESERVE ACCT
C/O FRANKLY COASTAL PROPERTY MGMT LLC
PO BOX 1294
TARPON SPRINGS FL 34688-1294

Your account statement
For 12/31/2024

Contact us
 Truist.com

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

■ ASSOC SVCS MONEY MKT SAVINGS 1100003610053

Account summary

Your previous balance as of 11/30/2024	\$208,853.40
Checks	- 0.00
Other withdrawals, debits and service charges	- 0.00
Deposits, credits and interest	+ 3,703.24
Your new balance as of 12/31/2024	= \$212,556.64

Interest summary

Interest paid this statement period	\$400.82
2024 interest paid year-to-date	\$6,205.00
Interest rate	2.11%
Annual percentage yield (APY) earned	2.27%
On 12/19/2024 the interest rate changed from 2.36% to 2.11%	

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
12/24	CM ON-LINE ACCT TRANSFER TRANSFER FROM CHECKING 1100001856896 12-24-24	3,302.42
12/31	INTEREST PAYMENT	400.82
Total deposits, credits and interest		= \$3,703.24

Important: Fee Changes. Truist has completed an annual review of wholesale payment services pricing. As of January 1, 2025, fees will change for some treasury and payment services, including changes to depository, payment and select digital services. Visit www.truist.com/pricingchanges for a full list of impacted services.





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FL 1100003610053

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P.O. Box 1014
Charlotte, NC 28201

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- Tell us the dollar amount of the suspected error

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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.

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Billing Rights Summary
In case of errors or questions about your Truist Ready Now Credit Line statement
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Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

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

- Your name and account number
 - Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
 - The dollar amount of the suspected error
- During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits
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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)			
1. List the new balance of your account from your latest statement here:		Date/Check #	Amount	Date/Check #	Amount
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:					
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.		Outstanding Deposits and Other Credits (Section B)			
		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

