



*We **Manage** to Make Your Life Easier*

**MURANO BAY HOA
ASSOCIATION**

FEBRUARY 2024

FINANCIAL STATEMENT

MURANO BAY HOMEOWNERS' ASSOCIATION, INC.

FUND BALANCE SHEET

As of: 02/29/2024

Assets

Account	Operating	Reserves	Total
01010 TD Operating *1904	\$60,410.21		\$60,410.21
01250 Due from Operating		\$38,721.01	\$38,721.01
01310 Assessments Receivable	\$3,000.00		\$3,000.00
01610 Prepaid Insurance	\$3,362.78		\$3,362.78
01620 Prepaid Expenses	\$50.29		\$50.29
Total Assets	\$66,823.28	\$38,721.01	\$105,544.29

Liabilities

Account	Operating	Reserves	Total
03010 Accounts Payable	\$10.70		\$10.70
03015 Insurance Payable	\$1,901.00		\$1,901.00
03018 Accrued Expenses	\$600.00		\$600.00
03020 Due to Reserves	\$38,721.01		\$38,721.01
03310 Prepaid Owner Assessments	\$3,955.00		\$3,955.00
Total Liabilities	\$45,187.71	\$0.00	\$45,187.71

Equity

Account	Operating	Reserves	Total
05020 Reserves - Pavement		\$7,298.05	\$7,298.05
05210 Reserves - Roofs		\$1,302.00	\$1,302.00
05220 Reserves - Exterior Paint		\$30,120.96	\$30,120.96
05510 Retained Earnings	\$6,852.63		\$6,852.63
05520 Contrib. Capital - Owners	\$15,315.00		\$15,315.00
Current Year Net Income/(Loss)	(\$532.06)	\$0.00	(\$532.06)
Total Equity	\$21,635.57	\$38,721.01	\$60,356.58
Total Liabilities & Equity	\$66,823.28	\$38,721.01	\$105,544.29

MURANO BAY HOMEOWNERS' ASSOCIATION, INC.

INCOME STATEMENT

Start: 02/01/2024 | End: 02/29/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	10,000.00	10,000.08	(0.08)	20,000.00	20,000.16	(0.16)	120,001.00
06920 Misc. Income	50.00	0.00	50.00	50.00	0.00	50.00	0.00
Income Total	10,050.00	10,000.08	49.92	20,050.00	20,000.16	49.84	120,001.00
Total Income	10,050.00	10,000.08	49.92	20,050.00	20,000.16	49.84	120,001.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	600.00	600.00	0.00	1,200.00	1,200.00	0.00	7,200.00
07020 Accounting Fees	0.00	20.83	20.83	0.00	41.66	41.66	250.00
07160 Legal Fees	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
07260 Printing & Postage	0.00	20.00	20.00	29.20	40.00	10.80	240.00
07280 Insurance	1,461.80	1,625.00	163.20	2,923.60	3,250.00	326.40	19,500.00
07300 Corporate Annual Report	0.00	6.25	6.25	0.00	12.50	12.50	75.00
07320 Office Supplies	3.00	20.83	17.83	6.00	41.66	35.66	250.00
07450 Licenses, Permits & Fees	0.00	31.25	31.25	0.00	62.50	62.50	375.00
General & Administrative Total	2,064.80	2,407.49	342.69	4,158.80	4,814.98	656.18	28,890.00
Site Improvement							
08510 Bldg. Landscaping	1,200.00	2,500.00	1,300.00	2,400.00	5,000.00	2,600.00	30,000.00
Site Improvement Total	1,200.00	2,500.00	1,300.00	2,400.00	5,000.00	2,600.00	30,000.00
Personnel Expense							
08610 Pool Maintenance	2,781.50	850.00	(1,931.50)	3,263.00	1,700.00	(1,563.00)	10,200.00
08660 Janitorial-Common Area	0.00	140.00	140.00	0.00	280.00	280.00	1,680.00
08790 Miscellaneous Repairs	299.13	1,200.00	900.87	4,189.13	2,400.00	(1,789.13)	14,400.00
Personnel Expense Total	3,080.63	2,190.00	(890.63)	7,452.13	4,380.00	(3,072.13)	26,280.00
Utilities							
08910 Electricity	1,044.32	666.67	(377.65)	1,770.08	1,333.34	(436.74)	8,000.00
08911 Cable TV	1,881.01	1,750.00	(131.01)	3,762.47	3,500.00	(262.47)	21,000.00
08930 Water & Sewer Clubhouse	118.08	91.67	(26.41)	236.16	183.34	(52.82)	1,100.00
08990 Telephone Gate	50.29	43.33	(6.96)	100.58	86.66	(13.92)	520.00
Utilities Total	3,093.70	2,551.67	(542.03)	5,869.29	5,103.34	(765.95)	30,620.00
Reserve Contributions							
09915 Reserves - Pavement	111.00	111.00	0.00	222.00	222.00	0.00	1,332.00
09960 Reserves - Roofs	42.00	42.00	0.00	84.00	84.00	0.00	504.00
09965 Reserves - Ext. Painting	197.92	197.92	0.00	395.84	395.84	0.00	2,375.00
Reserve Contributions Total	350.92	350.92	0.00	701.84	701.84	0.00	4,211.00
Total Expense	9,790.05	10,000.08	210.03	20,582.06	20,000.16	(581.90)	120,001.00
Net Income	259.95	0.00	259.95	(532.06)	0.00	(532.06)	0.00

**MURANO BAY HOMEOWNERS' ASSOCIATION,
INC.**

AGED OWNER BALANCE

As of: 02/29/2024

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
2040	2040	Allan & Gail Friedman 2040 Murano Bay Dr		\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
4000	4000	JOSE CARLOS SOTO & THOMAS N. PERROTTA SOTO & PERROTI 4000 Murano Bay Dr		\$500.00	\$500.00	\$0.00	\$0.00	\$1,000.00
4020	4020	Mark Snyder 4020 Murano Bay Dr	30 DAY Letter	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
4040	4040	Dien Nguyen 4040 Murano Bay Dr		\$500.00	\$500.00	\$0.00	\$0.00	\$1,000.00
Community Total				\$2,000.00	\$1,000.00	\$0.00	\$0.00	\$3,000.00

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - ASSESSMENT	01310	\$2,000.00	\$1,000.00	\$0.00	\$0.00	\$3,000.00
Grand Total:		\$2,000.00	\$1,000.00	\$0.00	\$0.00	\$3,000.00

Account#	Account Description	Delinquency Amount
01310	Assessments Receivable	\$3,000.00
Total:		\$3,000.00

Total Number of Homes: 4

MURANO BAY HOMEOWNERS' ASSOCIATION, INC.

PREPAID OWNERS

As of: 02/29/2024

Owner	Address	Account #	Lot #		Prepaid Balance
IH3 Property Florida	1000 Murano Bay Dr	1000	1000	PP - A1 - ASSESSMENT	\$500.00
				Total	\$500.00
Norman & Constance Hall	1010 Murano Bay Dr	1010	1010	PP - A1 - ASSESSMENT	\$1,000.00
				PP - General	\$430.00
				Total	\$1,430.00
Robert Knorr	3010 Murano Bay Dr	3010	3010	PP - A1 - ASSESSMENT	\$875.00
				Total	\$875.00
RAFAEL FUSTER & INES MARTINA	3030 Murano Bay Dr	3030	3030	PP - A1 - ASSESSMENT	\$500.00
				Total	\$500.00
Catherine Collin	4030 Murano Bay Dr	4030	4030	PP - A1 - ASSESSMENT	\$650.00
				Total	\$650.00
				PP - General	\$430.00
				PP - A1 - ASSESSMENT	\$3,525.00
				Total	\$3,955.00

MURANO BAY HOMEOWNERS' ASSOCIATION, INC.**CHECK REGISTER - SUMMARY**

START: 02/01/2024 | END: 02/29/2024

Date	Check	Vendor	Reference	Amount
TD Bank MBH TD Bank Operating				
02/27/2024	100066	HITECH - HI-TECH PLUMBING & AIR	Annual Backflow Testing	\$136.00
02/26/2024	100065	GATOR-MBH - GATOR LEAK DETECTION, LLC	Spa Jet Line-Skimmer Rpr	\$1,950.00
02/12/2024	300050	FPL - FLORIDA POWER & LIGHT	0105-020624 Electric	\$238.89
02/09/2024	100064	GATOR-MBH - GATOR LEAK DETECTION, LLC	Pool-Spa Leak Detection	\$350.00
02/09/2024	300049	SFWMD - SOUTH FLORIDA WATER	Water Use Permit Renewal	\$100.00
02/07/2024	100062	QUALIT-MBH - QUALITY LANDSCAPING ...	Jan 2024 Lawn Maint	\$1,200.00
02/07/2024	100063	BRGAR - BRITTNEY GARCIA	Reimb-Landscaping Supp.	\$63.13
02/06/2024	300046	XFINIT TIF - XFINITY/COMCAST	Feb 2024 Cable	\$1,881.01
02/06/2024	300047	FPL - FLORIDA POWER & LIGHT	121823-011824 Electric	\$758.86
02/06/2024	300048	FPL - FLORIDA POWER & LIGHT	121823-011824 Electric	\$46.57
02/06/2024	300051	CITBOY - CITY OF BOYNTON BCH UTIL...	120723-010824 Water	\$118.08
02/05/2024	100060	TSIELE - TSI ELECTRIC	Electrical Repairs	\$3,427.00
02/05/2024	100061	TOBIA - TOBIA POOL CARE, LLC	Feb 2024 Pool Maint	\$481.50
Sub-Total:				\$10,751.04

Total: \$10,751.04

AP Open Items

MURANO BAY HOMEOWNERS' ASSOCIATION, INC.
As of: 02/29/2024

Vendor		Item #	Invoice	Date	Reference	Amount
BRGAR	BRITTNEY GARCIA	1155991	062923	6/29/2023	Reimb for Expenses	\$10.70
						\$10.70

MURANO BAY HOMEOWNERS' ASSOCIATION, INC.

GENERAL LEDGER DETAIL

As of: Start: 02/01/2024 | End: 02/29/2024

Account				Balance Forward	Debits	Credits	Ending Balance
01010 TD Operating *1904				\$59,714.25	\$11,450.00	\$10,754.04	\$60,410.21
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2024	AR 1465234 - Cash Receipts - Lockbox	1553220808			\$500.00	\$0.00	
2/2/2024	AR 1467172 - Cash Receipts - Lockbox	1553307284			\$500.00	\$0.00	
2/5/2024	AP 1468685 - External Check	100060	TSIELE - TSI ELECTRIC	Electrical Repairs	\$0.00	\$3,427.00	
2/5/2024	AP 1468686 - External Check	100061	TOBIA - TOBIA POOL CARE, LLC - LOU	Feb 2024 Pool Maint	\$0.00	\$481.50	
2/6/2024	AR 1470297 - Cash Receipts - Manual	1730			\$5,400.00	\$0.00	
2/6/2024	AR 1470298 - Cash Receipts - Miscellaneous	19-615589328		Application Fee/ Acct# 3030	\$50.00	\$0.00	
2/6/2024	AP 1470764 - External Check	300046	XFINIT TIF - XFINITY/COMCAST	Feb 2024 Cable	\$0.00	\$1,881.01	
2/6/2024	AP 1470765 - External Check	300047	FPL - FLORIDA POWER & LIGHT	121823-011824 Electric	\$0.00	\$758.86	
2/6/2024	AP 1470766 - External Check	300048	FPL - FLORIDA POWER & LIGHT	121823-011824 Electric	\$0.00	\$46.57	
2/6/2024	AP 1478542 - External Check	300051	CITBOY - CITY OF BOYNTON BCH UTILITIES	120723-010824 Water	\$0.00	\$118.08	
2/7/2024	AP 1472330 - External Check	100062	QUALIT-MBH - QUALITY LANDSCAPING & LAWN SERVICES INC	Jan 2024 Lawn Maint	\$0.00	\$1,200.00	
2/7/2024	AP 1472331 - External Check	100063	BRGAR - BRITTNEY GARCIA	Reimb- Landscaping Supp.	\$0.00	\$63.13	
2/7/2024	AR 1472400 - Cash Receipts - Manual	71952136			\$500.00	\$0.00	
2/9/2024	AP 1475353 - External Check	100064	GATOR-MBH - GATOR LEAK DETECTION, LLC	Pool-Spa Leak Detection	\$0.00	\$350.00	
2/9/2024	AP 1477440 - External Check	300049	SFWMD - SOUTH FLORIDA WATER	Water Use Permit Renewal	\$0.00	\$100.00	
2/12/2024	AR 1477098 - Cash Receipts - Manual	3164			\$500.00	\$0.00	
2/12/2024	AP 1478541 - External Check	300050	FPL - FLORIDA POWER & LIGHT	0105-020624 Electric	\$0.00	\$238.89	
2/15/2024	AR 1481323 - Cash Receipts - Manual	2224			\$1,000.00	\$0.00	
2/21/2024	AR 1487331 - Cash Receipts - Manual	2741			\$500.00	\$0.00	
2/26/2024	AP 1491841 - External Check	100065	GATOR-MBH - GATOR LEAK DETECTION, LLC	Spa Jet Line-Skimmer Rpr	\$0.00	\$1,950.00	
2/27/2024	AR 1492944 - Cash Receipts - Manual	1735			\$1,000.00	\$0.00	
2/27/2024	AR 1492951 - Cash Receipts - Miscellaneous	9918220285		Capital contribution/ Acct# 3030 murano bay	\$500.00	\$0.00	
2/27/2024	AP 1493609 - External Check	100066	HITECH - HI-TECH PLUMBING & AIR	Annual Backflow Testing	\$0.00	\$136.00	
2/28/2024	GL 1494414 - Journal Entry		stmnt fee	Paper statement fee	\$0.00	\$3.00	
2/28/2024	AR 1495398 - Cash Receipts - Lockbox	1553737776			\$500.00	\$0.00	
2/29/2024	AR 1495244 - Cash Receipts - Manual	1309			\$500.00	\$0.00	
01250 Due from Operating				\$38,370.09	\$350.92	\$0.00	\$38,721.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
2/28/2024	GL 1494528 - Journal Entry		due to due from	Reserve Transfer	\$350.92	\$0.00	
01310 Assessments Receivable				\$3,900.00	\$10,000.00	\$10,900.00	\$3,000.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2024	AR 1463150 - Apply Charges				\$10,000.00	\$0.00	
2/1/2024	AR 1463151 - Apply PrePays				\$0.00	\$2,500.00	
2/1/2024	AR 1465234 - Cash Receipts - Lockbox	1553220808			\$0.00	\$500.00	
2/2/2024	AR 1467172 - Cash Receipts - Lockbox	1553307284			\$0.00	\$500.00	
2/6/2024	AR 1470297 - Cash Receipts - Manual	561			\$0.00	\$4,900.00	
2/7/2024	AR 1472400 - Cash Receipts - Manual	71952136			\$0.00	\$500.00	
2/12/2024	AR 1477098 - Cash Receipts - Manual	3164			\$0.00	\$500.00	
2/15/2024	AR 1481323 - Cash Receipts - Manual	2224			\$0.00	\$1,000.00	
2/21/2024	AR 1487331 - Cash Receipts - Manual	2741			\$0.00	\$500.00	
01610 Prepaid Insurance				\$4,824.58	\$0.00	\$1,461.80	\$3,362.78
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2024	GL 1494010 - Journal Entry		insurance	Monthly Insurance Expense	\$0.00	\$1,461.80	
01620 Prepaid Expenses				\$100.58	\$0.00	\$50.29	\$50.29
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/29/2024	GL 1503460 - Journal Entry		Prepaid Expense	Prepaid Expense	\$0.00	\$50.29	
03010 Accounts Payable				(\$3,437.70)	\$10,751.04	\$7,324.04	(\$10.70)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2024	AP 1465931 - Enter Bill		TOBIA - TOBIA POOL CARE, LLC - LOU	Feb 2024 Pool Maint	\$0.00	\$481.50	
2/1/2024	AP 1475352 - Enter Bill		GATOR-MBH - GATOR LEAK DETECTION, LLC	Pool-Spa Leak Detection	\$0.00	\$350.00	
2/5/2024	AP 1468685 - External Check	100060	TSIELE - TSI ELECTRIC	Electrical Repairs	\$3,427.00	\$0.00	
2/5/2024	AP 1468686 - External Check	100061	TOBIA - TOBIA POOL CARE, LLC - LOU	Feb 2024 Pool Maint	\$481.50	\$0.00	
2/5/2024	AP 1470762 - Enter Bill		BRGAR - BRITTNEY GARCIA	Reimb-Landscaping Supp.	\$0.00	\$63.13	
2/6/2024	AP 1470759 - Enter Bill		XFINIT TIF - XFINITY/COMCAST	Feb 2024 Cable	\$0.00	\$1,881.01	
2/6/2024	AP 1470760 - Enter Bill		FPL - FLORIDA POWER & LIGHT	121823-011824 Electric	\$0.00	\$758.86	
2/6/2024	AP 1470761 - Enter Bill		QUALIT-MBH - QUALITY LANDSCAPING & LAWN SERVICES INC	Jan 2024 Lawn Maint	\$0.00	\$1,200.00	
2/6/2024	AP 1470763 - Enter Bill		FPL - FLORIDA POWER & LIGHT	121823-011824 Electric	\$0.00	\$46.57	
2/6/2024	AP 1470764 - External Check	300046	XFINIT TIF - XFINITY/COMCAST	Feb 2024 Cable	\$1,881.01	\$0.00	
2/6/2024	AP 1470765 - External Check	300047	FPL - FLORIDA POWER & LIGHT	121823-011824 Electric	\$758.86	\$0.00	
2/6/2024	AP 1470766 - External Check	300048	FPL - FLORIDA POWER & LIGHT	121823-011824 Electric	\$46.57	\$0.00	
2/6/2024	AP 1478540 - Enter Bill		CITBOY - CITY OF BOYNTON BCH UTILITIES	120723-010824 Water	\$0.00	\$118.08	
2/6/2024	AP 1478542 - External Check	300051	CITBOY - CITY OF BOYNTON BCH UTILITIES	120723-010824 Water	\$118.08	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
2/6/2024	AP 1490793 - Enter Bill		GATOR-MBH - GATOR LEAK DETECTION, LLC	Spa Jet Line-Skimmer Rpr	\$0.00	\$1,950.00	
2/7/2024	AP 1472330 - External Check	100062	QUALIT-MBH - QUALITY LANDSCAPING & LAWN SERVICES INC	Jan 2024 Lawn Maint	\$1,200.00	\$0.00	
2/7/2024	AP 1472331 - External Check	100063	BRGAR - BRITTNEY GARCIA	Reimb-Landscaping Supp.	\$63.13	\$0.00	
2/9/2024	AP 1475353 - External Check	100064	GATOR-MBH - GATOR LEAK DETECTION, LLC	Pool-Spa Leak Detection	\$350.00	\$0.00	
2/9/2024	AP 1477439 - Enter Bill		SFWMD - SOUTH FLORIDA WATER	Water Use Permit Renewal	\$0.00	\$100.00	
2/9/2024	AP 1477440 - External Check	300049	SFWMD - SOUTH FLORIDA WATER	Water Use Permit Renewal	\$100.00	\$0.00	
2/12/2024	AP 1478539 - Enter Bill		FPL - FLORIDA POWER & LIGHT	0105-020624 Electric	\$0.00	\$238.89	
2/12/2024	AP 1478541 - External Check	300050	FPL - FLORIDA POWER & LIGHT	0105-020624 Electric	\$238.89	\$0.00	
2/22/2024	AP 1493608 - Enter Bill		HITECH - HI-TECH PLUMBING & AIR	Annual Backflow Testing	\$0.00	\$136.00	
2/26/2024	AP 1491841 - External Check	100065	GATOR-MBH - GATOR LEAK DETECTION, LLC	Spa Jet Line-Skimmer Rpr	\$1,950.00	\$0.00	
2/27/2024	AP 1493609 - External Check	100066	HITECH - HI-TECH PLUMBING & AIR	Annual Backflow Testing	\$136.00	\$0.00	
03015 Insurance Payable				(\$1,901.00)	\$0.00	\$0.00	(\$1,901.00)
03018 Accrued Expenses				\$0.00	\$0.00	\$600.00	(\$600.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/29/2024	GL 1503672 - Journal Entry		Accrued management fee	Accrued management fee	\$0.00	\$600.00	
03020 Due to Reserves				(\$38,370.09)	\$0.00	\$350.92	(\$38,721.01)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2024	GL 1494528 - Journal Entry		due to due from	Reserve Transfer	\$0.00	\$350.92	
03310 Prepaid Owner Assessments				(\$3,955.00)	\$2,500.00	\$2,500.00	(\$3,955.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/1/2024	AR 1463151 - Apply PrePays				\$2,500.00	\$0.00	
2/6/2024	AR 1470297 - Cash Receipts - Manual	1730			\$0.00	\$500.00	
2/27/2024	AR 1492944 - Cash Receipts - Manual	1735			\$0.00	\$1,000.00	
2/28/2024	AR 1495398 - Cash Receipts - Lockbox	1553737776			\$0.00	\$500.00	
2/29/2024	AR 1495244 - Cash Receipts - Manual	1309			\$0.00	\$500.00	
05020 Reserves - Pavement				(\$7,187.05)	\$0.00	\$111.00	(\$7,298.05)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2024	GL 1494244 - Journal Entry		reserve xfer	monthly reserve transfer	\$0.00	\$111.00	
05210 Reserves - Roofs				(\$1,260.00)	\$0.00	\$42.00	(\$1,302.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2024	GL 1494244 - Journal Entry		reserve xfer	monthly reserve transfer	\$0.00	\$42.00	
05220 Reserves - Exterior Paint				(\$29,923.04)	\$0.00	\$197.92	(\$30,120.96)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2024	GL 1494244 - Journal Entry		reserve xfer	monthly reserve transfer	\$0.00	\$197.92	
05510 Retained Earnings				(\$6,852.63)	\$0.00	\$0.00	(\$6,852.63)
05520 Contrib. Capital - Owners				(\$14,815.00)	\$0.00	\$500.00	(\$15,315.00)

Account				Balance Forward	Debits	Credits	Ending Balance
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/27/2024	AR 1492951 - Cash Receipts - Miscellaneous	9918220285		Capital contribution/ Acct# 3030 murano bay	\$0.00	\$500.00	
06310	Assessment Income			(\$10,000.00)	\$0.00	\$10,000.00	(\$20,000.00)
2/1/2024	AR 1463150 - Apply Charges				\$0.00	\$10,000.00	
06920	Misc. Income			\$0.00	\$0.00	\$50.00	(\$50.00)
2/6/2024	AR 1470298 - Cash Receipts - Miscellaneous	19-615589328		Application Fee/ Acct# 3030	\$0.00	\$50.00	
07010	Management Fees			\$600.00	\$600.00	\$0.00	\$1,200.00
2/29/2024	GL 1503672 - Journal Entry		Accrued management fee	Accrued management fee	\$600.00	\$0.00	
07260	Printing & Postage			\$29.20	\$0.00	\$0.00	\$29.20
07280	Insurance			\$1,461.80	\$1,461.80	\$0.00	\$2,923.60
2/28/2024	GL 1494010 - Journal Entry		insurance	Monthly Insurance Expense	\$1,461.80	\$0.00	
07320	Office Supplies			\$3.00	\$3.00	\$0.00	\$6.00
2/28/2024	GL 1494414 - Journal Entry		stmtnt fee	Paper statement fee	\$3.00	\$0.00	
08510	Bldg. Landscaping			\$1,200.00	\$1,200.00	\$0.00	\$2,400.00
2/6/2024	AP 1470761 - Enter Bill		QUALIT-MBH - QUALITY LANDSCAPING & LAWN SERVICES INC	Jan 2024 Lawn Maint	\$1,200.00	\$0.00	
08610	Pool Maintenance			\$481.50	\$2,781.50	\$0.00	\$3,263.00
2/1/2024	AP 1465931 - Enter Bill		TOBIA - TOBIA POOL CARE, LLC - LOU	Feb 2024 Pool Maint	\$481.50	\$0.00	
2/1/2024	AP 1475352 - Enter Bill		GATOR-MBH - GATOR LEAK DETECTION, LLC	Pool-Spa Leak Detection	\$350.00	\$0.00	
2/6/2024	AP 1490793 - Enter Bill		GATOR-MBH - GATOR LEAK DETECTION, LLC	Spa Jet Line-Skimmer Rpr	\$1,950.00	\$0.00	
08790	Miscellaneous Repairs			\$3,890.00	\$299.13	\$0.00	\$4,189.13
2/5/2024	AP 1470762 - Enter Bill		BRGAR - BRITTNEY GARCIA	Reimb-Landscaping Supp.	\$63.13	\$0.00	
2/9/2024	AP 1477439 - Enter Bill		SFWMD - SOUTH FLORIDA WATER	Water Use Permit Renewal	\$100.00	\$0.00	
2/22/2024	AP 1493608 - Enter Bill		HITECH - HI-TECH PLUMBING & AIR	Annual Backflow Testing	\$136.00	\$0.00	
08910	Electricity			\$725.76	\$1,044.32	\$0.00	\$1,770.08
2/6/2024	AP 1470760 - Enter Bill		FPL - FLORIDA POWER & LIGHT	121823-011824 Electric	\$758.86	\$0.00	
2/6/2024	AP 1470763 - Enter Bill		FPL - FLORIDA POWER & LIGHT	121823-011824 Electric	\$46.57	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
2/12/2024	AP 1478539 - Enter Bill		FPL - FLORIDA POWER & LIGHT	0105-020624 Electric	\$238.89	\$0.00	
08911 Cable TV				\$1,881.46	\$1,881.01	\$0.00	\$3,762.47
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/6/2024	AP 1470759 - Enter Bill		XFINIT TIF - XFINITY/COMCAST	Feb 2024 Cable	\$1,881.01	\$0.00	
08930 Water & Sewer Clubhouse				\$118.08	\$118.08	\$0.00	\$236.16
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/6/2024	AP 1478540 - Enter Bill		CITBOY - CITY OF BOYNTON BCH UTILITIES	120723-010824 Water	\$118.08	\$0.00	
08990 Telephone Gate				\$50.29	\$50.29	\$0.00	\$100.58
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/29/2024	GL 1503460 - Journal Entry		Prepaid Expense	Prepaid Expense	\$50.29	\$0.00	
09915 Reserves - Pavement				\$111.00	\$111.00	\$0.00	\$222.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2024	GL 1494244 - Journal Entry		reserve xfer	monthly reserve transfer	\$111.00	\$0.00	
09960 Reserves - Roofs				\$42.00	\$42.00	\$0.00	\$84.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2024	GL 1494244 - Journal Entry		reserve xfer	monthly reserve transfer	\$42.00	\$0.00	
09965 Reserves - Ext. Painting				\$197.92	\$197.92	\$0.00	\$395.84
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
2/28/2024	GL 1494244 - Journal Entry		reserve xfer	monthly reserve transfer	\$197.92	\$0.00	
Total:				\$0.00	\$44,842.01	\$44,842.01	\$0.00

MURANO BAY HOMEOWNERS' ASSOCIATION, INC.
BANK RECONCILIATION
Statement Date: 2/29/2024

Reconciliation Summary: TD Bank		GL Account: 01010 - TD Operating *1904	
Bank Statement Balance	\$60,390.56	Account Balance	\$60,410.21
GL Account Balance	\$60,410.21	+ Uncleared Payments	\$480.35
Difference	(\$19.65)	- Uncleared Deposits	\$500.00
		Reconciling Balance	\$60,390.56
		- Statement Balance	\$60,390.56
		Difference	\$0.00

Check #	Date	Source / Batch	Reference	Status	Deposits	Payments
	2/29/2024	AR 1495244	Cash Receipts - Manual	Uncleared	500.00	0.00
3076	4/11/2023	AP 1037779	TOBIA - TOBIA POOL CARE, LLC	Uncleared	0.00	454.75
			- LOU			
3054	1/10/2023	AP 890560	PHNX - PHOENIX	Uncleared	0.00	25.60
			MANAGEMENT SERVICES			
Totals					\$500.00	\$480.35



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STATEMENT OF ACCOUNT



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MURANO BAY HOMEOWNERS ASSOCIATION
INC OPERATING ACCOUNT
C/O PHEONIX MANAGEMENT
6131 LAKE WORTH RD STE B
GREENACRES FL 33463-3048

Page: 1 of 3
Statement Period: Feb 01 2024-Feb 29 2024
Cust Ref #: 4253781904-717-T-###
Primary Account #: 425-3781904



TD Business Convenience Plus

MURANO BAY HOMEOWNERS ASSOCIATION
INC OPERATING ACCOUNT
C/O PHEONIX MANAGEMENT

Account # 425-3781904

ACCOUNT SUMMARY

Beginning Balance	60,194.60	Average Collected Balance	57,878.92
Deposits	9,450.00	Interest Earned This Period	0.00
Electronic Deposits	1,500.00	Interest Paid Year-to-Date	0.00
		Annual Percentage Yield Earned	0.00%
Electronic Payments	10,751.04	Days in Period	29
Service Charges	3.00		
Ending Balance	60,390.56		

	Total for this cycle	Total Year to Date
Grace Period OD/NSF Refund	\$0.00	\$0.00

DAILY ACCOUNT ACTIVITY

Deposits

POSTING DATE	DESCRIPTION	AMOUNT
02/15	DEPOSIT	6,450.00
02/15	DEPOSIT	1,000.00
02/23	DEPOSIT	500.00
02/29	DEPOSIT	1,500.00
Subtotal:		9,450.00



Electronic Deposits

POSTING DATE	DESCRIPTION	AMOUNT
02/02	CCD DEPOSIT, MURANO BAY HOA SETTLEMENT 000020013292102	500.00
02/05	CCD DEPOSIT, MURANO BAY HOA SETTLEMENT 000020039659714	500.00
02/29	CCD DEPOSIT, MURANO BAY HOA SETTLEMENT 000020229259350	500.00
Subtotal:		1,500.00

Electronic Payments

POSTING DATE	DESCRIPTION	AMOUNT
02/06	CCD DEBIT, AVIDPAY SERVICE AVIDPAY CK100060	3,427.00
02/06	CCD DEBIT, AVIDPAY SERVICE AVIDPAY CK100061	481.50
02/07	ELECTRONIC PMT-WEB, CITY OF BOYNTON B2P*BOYNTO 75185549	118.08
02/08	ELECTRONIC PMT-TEL, COMCAST CABLE SVC 7310243	1,881.01
02/08	CCD DEBIT, AVIDPAY SERVICE AVIDPAY CK100062	1,200.00
02/08	ELECTRONIC PMT-TEL, FPL DIRECT DEBIT ELEC PYMT 7815649517 TELV	758.86
02/08	CCD DEBIT, AVIDPAY SERVICE AVIDPAY CK100063	63.13
02/08	ELECTRONIC PMT-TEL, FPL DIRECT DEBIT ELEC PYMT 9384041480 TELV	46.57

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STATEMENT OF ACCOUNT

MURANO BAY HOMEOWNERS ASSOCIATION
INC OPERATING ACCOUNT
C/O PHEONIX MANAGEMENT

Page: 3 of 3
Statement Period: Feb 01 2024-Feb 29 2024
Cust Ref #: 4253781904-717-T-###
Primary Account #: 425-3781904

DAILY ACCOUNT ACTIVITY

Electronic Payments (continued)

POSTING DATE	DESCRIPTION	AMOUNT
02/12	CCD DEBIT, AVIDPAY SERVICE AVIDPAY CK100064	350.00
02/12	ELECTRONIC PMT-WEB, WATER USE WEB PMT 704887472	100.00
02/14	ELECTRONIC PMT-WEB, FPL DIRECT DEBIT ELEC PYMT 7391603573 WEBI	238.89
02/27	CCD DEBIT, AVIDPAY SERVICE AVIDPAY CK100065	1,950.00
02/28	CCD DEBIT, AVIDPAY SERVICE AVIDPAY CK100066	136.00
Subtotal:		10,751.04

Service Charges

POSTING DATE	DESCRIPTION	AMOUNT
02/29	PAPER STATEMENT FEE	3.00
Subtotal:		3.00

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE
01/31	60,194.60	02/14	52,529.56
02/02	60,694.60	02/15	59,979.56
02/05	61,194.60	02/23	60,479.56
02/06	57,286.10	02/27	58,529.56
02/07	57,168.02	02/28	58,393.56
02/08	53,218.45	02/29	60,390.56
02/12	52,768.45		

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Murano Bay Homeowners Association, Inc.

Prepaid Insurance GL # 1610

February 29, 2024

G/L #	Agent	Period From	Period To	Premium Year	Month	# Mo PPD	Prepaid
7280	USI Insurance	4/1/2023	4/30/2024	\$9,345.63	\$778.80	1	\$778.78
7280	Travelers	4/1/2023	4/30/2024	\$2,596.92	\$216.41	1	\$216.41
7280	CAN Insurance	4/1/2023	4/30/2024	\$1,797.04	\$149.75	1	\$149.75
7280	Citizens	10/8/2023	10/8/2024	\$3,802.00	\$316.83	7	\$2,217.83
	Total			\$17,541.59	\$1,461.80		\$3,362.78

Murano Bay Homeowners Association, Inc.

Prepaid Expense, GL#1620

February 29, 2024

G/L #	Vendor	Period From	Period To	Total Amount	Per Month	# Month	Prepaid
8990	Watchman Cellular	01/01/24	03/31/24	\$150.87	\$50.29	1	\$50.29
	Total			\$150.87			\$50.29

Murano Bay Homeowners Association, Inc.

Insurance Payable GL # 3015

February 29, 2024

Account # 08300665

Description	Pmt No	Account Number	Invoice Period	Total Amount	Ins Pbl Balance
Insurance Package					\$3,802.00
Citizen Insurance	Down Pym	3015	10/9/2023	-\$1,901.00	\$1,901.00
Citizen Insurance	1	3015	1/8/2024	-\$380.00	\$1,521.00
Citizen Insurance	2	3015	4/8/2024	-\$1,141.00	\$380.00
Citizen Insurance	3	3015	7/8/2024	-\$380.00	\$0.00

Murano Bay Homeowners Association, Inc.

Accrued Expenses, GL #3018

February 29, 2024

		Period From	Period To	Amount
G/L #	Description			
7010	Management Fee	2/1/2024	2/29/2024	\$600.00
	TOTAL			\$600.00