



**Ameri-Tech**  
Community Management

## **Financial Report Package**

Unaudited for Management's Use Only

**December 2024**

**Prepared for**

**Clearbrooke Townhouse Condo Assn Inc.**

**By**

**Ameri- Tech Realty, Inc.**

Management Financial Report

It is the intent of Ameri-Tech Property Management services to produce a comprehensive self-contained Financial Report, where as the validity and accuracy of the information being reported can be easily understood and substantiated. The following financial information is for Management purposes only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed, or Compiled at this time by an independent CPA.



**Balance Sheet - Operating**  
 Clearbrooke Townhouse Condo Assn Inc.  
 End Date: 12/31/2024

Date: 1/6/2025  
 Time: 2:48 pm  
 Page: 1

**Assets**

10-1010-00-00 Petty Cash	\$200.00	
<b>OPERATING FUNDS</b>		
11-1015-00-00 South State Operating - 0936	32,753.16	
11-1026-00-00 South State Op/MM 3417	1,936.50	
Total OPERATING FUNDS:		\$34,689.66
<b>RESERVE FUNDS</b>		
12-1035-00-00 South State Reserve - 0939	203,523.93	
Total RESERVE FUNDS:		\$203,523.93
<b>UTILITY DEPOSITS</b>		
13-1150-00-00 Utility Deposits	1,413.00	
Total UTILITY DEPOSITS:		\$1,413.00
<b>Total Assets:</b>		\$239,826.59

**Liabilities & Equity**

<b>LIABILITIES</b>		
20-2010-00-00 Reserves - Painting	108,721.12	
20-2020-00-00 Reserves- Paving & Sealing	36,461.54	
20-2025-00-00 Reserves Paving & Sealing Long Term	11,250.00	
20-2030-00-00 Reserves- Roof (All)	15,214.55	
20-2040-00-00 Reserves- Pool	20,542.17	
20-2045-00-00 Reserves Sidewalks	5,000.04	
20-2080-00-00 Reserves - Reserve Interest	4,847.54	
20-2100-00-00 Reserves- Deferred Maintenance	1,486.97	
Total LIABILITIES:		\$203,523.93
<b>PREPAID OWNERS &amp; OTHER I</b>		
21-2205-00-00 Last Month Rent 1883-A. McCracken	1,000.00	
Total PREPAID OWNERS & OTHER L		\$1,000.00
<b>EQUITY/CAPITAL</b>		
30-3200-00-00 Prior Years	27,924.64	
30-3800-00-00 Current Fund Balance	10,539.55	
Total EQUITY/CAPITAL:		\$38,464.19
Net Income Gain / Loss	(3,161.53)	
		(\$3,161.53)
<b>Total Liabilities &amp; Equity:</b>		\$239,826.59



**Income Statement - Operating**  
**Clearbrooke Townhouse Condo Assn Inc.**  
 12/31/2024

Date: 1/6/2025  
 Time: 2:48 pm  
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>							
4010 Unit Maintenance Fees	\$54,757.26	\$51,332.75	\$3,424.51	\$614,916.76	\$615,993.00	(\$1,076.24)	\$615,993.00
4015 Rental Income	-	722.50	(722.50)	11,450.00	8,670.00	2,780.00	8,670.00
4100 2022 Special Assessment	-	-	-	-	-	-	-
4400 Interest Income	-	-	-	219.98	-	219.98	-
4500 Application Fees	-	-	-	44.79	-	44.79	-
4800 Other Income/Legal	-	-	-	1,100.00	-	1,100.00	-
<b>Total REVENUE</b>	<b>54,757.26</b>	<b>52,055.25</b>	<b>2,702.01</b>	<b>634,908.69</b>	<b>624,663.00</b>	<b>10,245.69</b>	<b>624,663.00</b>
<b>OPERATING EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5010 Office Expense	517.00	541.63	24.63	6,193.44	6,500.00	306.56	6,500.00
5015 Bank Charges/Lockbox	-	68.00	68.00	816.00	816.00	-	816.00
5020 Website	-	49.62	49.62	-	595.00	595.00	595.00
5025 State/Bureau/Division Fees	-	47.87	47.87	250.00	574.00	324.00	574.00
5040 Storage Files 18 Boxes	-	60.00	60.00	765.00	720.00	(45.00)	720.00
5210 Termite Treatment/Annual Renewals	-	539.50	539.50	7,384.55	6,474.00	(910.55)	6,474.00
5300 Insurance	15,100.27	14,021.87	(1,078.40)	180,083.52	168,262.00	(11,821.52)	168,262.00
5400 Lawn & Irrigation Service	3,345.00	3,343.00	(2.00)	36,990.00	40,116.00	3,126.00	40,116.00
5410 Landscaping- Misc	-	166.63	166.63	520.00	2,000.00	1,480.00	2,000.00
5420 Irrigation Repairs	225.00	250.00	25.00	2,362.00	3,000.00	638.00	3,000.00
5440 Tree Trimming	350.00	333.37	(16.63)	3,375.00	4,000.00	625.00	4,000.00
5600 License/Taxes/Permits	-	-	-	320.75	-	(320.75)	-
5800 Management Fee Exp 12/27-30 day notice	1,100.00	1,100.00	-	13,200.00	13,200.00	-	13,200.00
5900 Professional - Legal	669.58	500.00	(169.58)	5,070.46	6,000.00	929.54	6,000.00
5910 Accounting Fees/Review	-	39.62	39.62	400.00	475.00	75.00	475.00
6100 Repair/Maint - Building	2,905.83	2,916.63	10.80	41,597.51	35,000.00	(6,597.51)	35,000.00
6120 Repair/Maintenance-Fire Protection	-	83.37	83.37	1,352.06	1,000.00	(352.06)	1,000.00
6200 Pool Maintenance/Supplies	701.41	734.00	32.59	9,290.85	8,808.00	(482.85)	8,808.00
6400 Salaries Expense	2,429.50	2,083.37	(346.13)	21,478.72	25,000.00	3,521.28	25,000.00
6515 Unit 1883 -Taxes	-	141.25	141.25	2,095.54	1,695.00	(400.44)	1,695.00
7000 Electric	588.39	619.87	31.48	6,660.51	7,438.00	777.49	7,438.00
7001 Utilities- Water	-	2,316.63	2,316.63	34,151.88	27,800.00	(6,351.88)	27,800.00
7002 Utilities -Sewer	-	4,032.87	4,032.87	46,936.69	48,394.00	1,457.31	48,394.00
7004 Utilities - Trash	936.59	959.63	23.04	11,239.08	11,516.00	276.92	11,516.00
7005 Spectrum-Ring Clubhouse	6,084.53	6,042.00	(42.53)	72,540.62	72,504.00	(36.62)	72,504.00
<b>Total ADMINISTRATIVE</b>	<b>34,953.10</b>	<b>40,990.73</b>	<b>6,037.63</b>	<b>505,074.08</b>	<b>491,887.00</b>	<b>(13,187.08)</b>	<b>491,887.00</b>
<b>NON OPERATING EXPENSES</b>							
9010 Reserves- Painting	3,925.25	3,925.25	-	47,103.00	47,103.00	-	47,103.00
9015 S/A Transfer to Balance Sheet	-	-	-	219.98	-	(219.98)	-
9020 Reserves- Paving & Sealing	237.17	237.13	(0.04)	2,846.04	2,846.00	(0.04)	2,846.00
9025 Reserves Paving & Sealing Long Term	312.50	312.50	-	3,750.00	3,750.00	-	3,750.00
9030 Reserves- Roof (All)	2,410.42	2,410.38	(0.04)	28,925.04	28,925.00	(0.04)	28,925.00
9040 Reserves- Pool	346.00	346.00	-	4,152.00	4,152.00	-	4,152.00
9045 Reserves-Sidewalks	416.67	416.63	(0.04)	5,000.04	5,000.00	(0.04)	5,000.00
9100 Reserves- Deferred Maintenance	3,416.67	3,416.63	(0.04)	41,000.04	41,000.00	(0.04)	41,000.00
<b>Total NON OPERATING EXPENSES</b>	<b>11,064.68</b>	<b>11,064.52</b>	<b>(0.16)</b>	<b>132,996.14</b>	<b>132,776.00</b>	<b>(220.14)</b>	<b>132,776.00</b>
<b>Total OPERATING EXPENSES</b>	<b>\$46,017.78</b>	<b>\$52,055.25</b>	<b>\$6,037.47</b>	<b>\$638,070.22</b>	<b>\$624,663.00</b>	<b>(\$13,407.22)</b>	<b>\$624,663.00</b>



**Income Statement - Operating**  
 Clearbrooke Townhouse Condo Assn Inc.  
 12/31/2024

Date: 1/6/2025  
 Time: 2:48 pm  
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
COMBINED NET INCOME	\$8,739.48	\$-	\$8,739.48	(\$3,161.53)	\$-	(\$3,161.53)	\$-



**Income Statement Summary - Operating**  
 Clearbrooke Townhouse Condo Assn Inc.  
 Fiscal Period: December 2024

Date: 1/6/2025  
 Time: 2:48 pm  
 Page: 1

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>REVENUE</b>													
4010 Unit Maintenance Fees	66,798.49	40,263.93	54,868.52	46,550.33	49,790.70	54,041.69	51,894.74	46,760.80	52,187.94	53,842.15	43,360.21	54,757.26	\$614,916.76
4015 Rental Income	1,450.00	-	5,800.00	1,400.00	1,400.00	1,400.00	-	-	-	-	-	-	11,450.00
4100 2022 Special Assessment	219.98	-	-	-	-	-	-	-	-	-	-	-	-
4400 Interest Income	5.25	5.27	4.90	5.36	5.21	5.37	5.07	4.99	3.37	-	-	-	219.98
4500 Application Fees	200.00	-	150.00	300.00	-	150.00	-	150.00	-	-	-	-	44.79
4800 Other Income/Legal	212.14	1,544.93	701.48	1,208.95	1,493.09	1,107.59	648.98	200.00	60.00	-	150.00	-	1,100.00
<b>Total REVENUE</b>	<b>68,885.86</b>	<b>41,814.13</b>	<b>61,524.90</b>	<b>49,464.64</b>	<b>52,689.00</b>	<b>56,704.65</b>	<b>52,348.79</b>	<b>47,115.79</b>	<b>52,251.31</b>	<b>53,842.15</b>	<b>43,510.21</b>	<b>54,757.26</b>	<b>634,908.69</b>
<b>OPERATING EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
5010 Office Expense	1,304.00	562.88	207.00	391.00	619.88	922.72	255.00	261.00	313.00	185.00	654.96	517.00	6,193.44
5015 Bank Charges/Lockbox	-	-	-	-	-	-	-	-	-	816.00	-	-	816.00
5025 State/Bureau/Division Fees	-	-	-	-	-	-	250.00	-	-	-	-	-	250.00
5040 Storage Files 18 Boxes	-	-	-	-	-	-	-	-	-	765.00	-	-	765.00
5210 Termite Treatment/Annual Renewals	315.00	(231.45)	-	-	-	7,121.00	-	-	-	-	-	-	7,384.55
5300 Insurance	12,583.00	14,457.82	15,100.27	15,190.27	17,050.27	15,100.27	15,100.27	15,100.27	15,100.27	15,100.27	180.00	15,100.27	180,083.52
5400 Lawn & Irrigation Service	3,345.00	3,345.00	3,345.00	3,345.00	3,345.00	3,345.00	3,345.00	3,345.00	3,540.00	3,345.00	-	3,345.00	36,990.00
5410 Landscaping- Misc	-	-	-	-	-	-	-	-	240.00	280.00	-	-	520.00
5420 Irrigation Repairs	392.00	135.00	275.00	155.00	160.00	123.00	229.50	405.00	-	262.50	-	225.00	2,362.00
5440 Tree Trimming	-	-	1,700.00	-	125.00	-	-	-	300.00	900.00	-	-	3,375.00
5600 License/Taxes/Permits	-	-	-	300.00	20.75	-	-	-	-	-	-	-	320.75
5800 Management Fee Exp 12/27-30 day notice	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
5900 Professional - Legal	961.07	812.81	538.00	225.00	60.00	536.50	10.00	210.00	687.50	-	360.00	669.58	5,070.46
5910 Accounting Fees/Review	-	-	-	-	-	-	-	-	400.00	-	-	-	400.00
6100 Repair/Maint - Building	2,050.12	7,049.88	(4,466.81)	1,352.06	1,810.20	10,142.31	1,916.90	3,568.70	10,363.33	845.81	4,059.18	2,905.83	41,597.51
6120 Repair/Maintenance-Fire Protection	-	-	-	1,077.28	-	274.78	-	-	-	-	-	-	1,352.06
6200 Pool Maintenance/Supplies	523.70	539.00	867.85	717.87	603.46	948.02	715.42	1,137.02	728.27	924.14	884.69	701.41	9,290.85
6400 Salaries Expense	2,496.00	1,664.00	832.00	2,496.00	1,664.00	559.00	2,825.22	1,664.00	1,612.00	1,644.50	1,592.50	2,429.50	21,478.72
6515 Unit 1883 - Taxes	-	-	-	-	-	-	-	-	-	-	2,095.44	-	2,095.44
7000 Electric	600.99	515.71	499.85	524.21	532.08	610.17	587.37	601.93	584.77	520.45	494.59	588.39	6,660.51
7001 Utilities- Water	6,197.35	-	6,718.19	688.39	4,498.75	1,935.56	4,415.53	-	5,634.90	376.64	3,676.57	-	34,151.88
7002 Utilities -Sewer	8,393.47	-	7,547.85	554.24	7,921.83	940.78	7,809.13	-	7,965.15	455.34	5,348.90	-	46,936.69
7004 Utilities - Trash	936.59	936.59	936.59	936.59	936.59	936.59	936.59	936.59	936.59	936.59	936.59	936.59	11,239.08
7005 Spectrum-Ring Clubhouse	5,673.27	6,021.84	6,084.56	6,084.56	6,084.56	6,084.56	6,084.56	6,084.56	6,084.56	6,084.53	6,084.53	6,084.53	72,540.62
<b>Total ADMINISTRATIVE</b>	<b>46,871.56</b>	<b>36,909.08</b>	<b>41,285.35</b>	<b>35,147.47</b>	<b>46,532.37</b>	<b>50,405.48</b>	<b>45,855.27</b>	<b>34,414.07</b>	<b>55,590.34</b>	<b>34,541.77</b>	<b>42,568.22</b>	<b>34,953.10</b>	<b>505,074.08</b>
<b>NON OPERATING EXPENSES</b>													
9010 Reserves- Painting	3,925.25	3,925.25	3,925.25	3,925.25	3,925.25	3,925.25	3,925.25	3,925.25	3,925.25	3,925.25	3,925.25	3,925.25	47,103.00
9015 S/A Transfer to Balance Sheet	-	219.98	-	-	-	-	-	-	-	-	-	-	219.98
9020 Reserves- Paving & Sealing	237.17	237.17	237.17	237.17	237.17	237.17	237.17	237.17	237.17	237.17	237.17	237.17	2,846.04
9025 Reserves Paving & Sealing Long Term	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	312.50	3,750.00
9030 Reserves- Roof (All)	2,410.42	2,410.42	2,410.42	2,410.42	2,410.42	2,410.42	2,410.42	2,410.42	2,410.42	2,410.42	2,410.42	2,410.42	28,925.04



**Income Statement Summary - Operating**  
 Clearbrooke Townhouse Condo Assn Inc.  
 Fiscal Period: December 2024

Date: 1/6/2025  
 Time: 2:48 pm  
 Page: 2

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
9040 Reserves- Pool	346.00	346.00	346.00	346.00	346.00	346.00	346.00	346.00	346.00	346.00	346.00	346.00	\$4,152.00
9045 Reserves-Sidewalks	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.04
9100 Reserves- Deferred Maintenance	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	41,000.04
<b>Total NON OPERATING EXPENSES</b>	<b>11,064.68</b>	<b>11,284.66</b>	<b>11,064.68</b>	<b>11,064.68</b>	<b>11,064.68</b>	<b>11,064.68</b>	<b>11,064.68</b>	<b>11,064.68</b>	<b>11,064.68</b>	<b>11,064.68</b>	<b>11,064.68</b>	<b>11,064.68</b>	<b>132,996.14</b>
<b>Total OPERATING EXPENSES</b>	<b>57,936.24</b>	<b>48,193.74</b>	<b>52,350.03</b>	<b>46,212.15</b>	<b>57,597.05</b>	<b>61,470.16</b>	<b>56,919.95</b>	<b>45,478.75</b>	<b>66,655.02</b>	<b>45,606.45</b>	<b>53,632.90</b>	<b>46,017.78</b>	<b>638,070.22</b>
<b>Net Income:</b>	<b>10,949.62</b>	<b>(6,379.61)</b>	<b>9,174.87</b>	<b>3,252.49</b>	<b>(4,908.05)</b>	<b>(4,765.51)</b>	<b>(4,571.16)</b>	<b>1,637.04</b>	<b>(14,403.71)</b>	<b>8,235.70</b>	<b>(10,122.69)</b>	<b>8,739.48</b>	<b>(3,161.53)</b>



**Homeowner Aging Report**  
 Clearbrooke Townhouse Condo Assn Inc.  
 End Date: 12/31/2024

Date: 1/6/2025  
 Time: 2:49 pm  
 Page: 1

Description	Current	Over 30	Over 60	Over 90	Balance
<b>Last Payment: \$506.00 on 12/31/2024</b>					
1806 - Lisa Lamont Owner 1806 Clearbrooke Dr					
Assessment - Maintenance 2024	\$505.50	\$0.00	\$0.00	\$0.00	\$505.50
<b>Total:</b>	<b>\$505.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$505.50</b>
<b>Last Payment: \$466.00 on 12/12/2024</b>					
<b>Collection Status: ATTORNEY</b>					
Greenberg Nikoloff, P.A.					
1807 - Misty R. Sanders Owner 1807 Clearbrooke Dr					
Assessment - Maintenance 2024	\$561.09	\$561.09	\$0.00	\$1,391.92	\$2,514.10
<b>Total:</b>	<b>\$561.09</b>	<b>\$561.09</b>	<b>\$0.00</b>	<b>\$1,391.92</b>	<b>\$2,514.10</b>
<b>Last Payment: \$484.10 on 12/03/2024</b>					
1822 - Mr & Mrs Michael Lansing Owner 1822 Clearbrooke Dr					
Assessment - Maintenance 2024	\$484.10	\$0.00	\$0.00	\$0.00	\$484.10
<b>Total:</b>	<b>\$484.10</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$484.10</b>
<b>Last Payment: \$600.00 on 12/17/2024</b>					
<b>Collection Status: ATTORNEY</b>					
Greenberg Nikoloff, P.A.					
1834 - Andres U. Hernandez Owner 1834 Clearbrooke Dr					
Assessment - Maintenance 2024	\$576.31	\$576.31	\$0.00	\$693.64	\$1,846.26
<b>Total:</b>	<b>\$576.31</b>	<b>\$576.31</b>	<b>\$0.00</b>	<b>\$693.64</b>	<b>\$1,846.26</b>
<b>Last Payment: \$541.25 on 09/11/2024</b>					
1845 - Mr. & Mrs. Ronnie Rodriguez Owner 1845 Clearbrooke Dr					
Assessment - Maintenance 2024	\$541.25	\$541.25	\$0.00	\$541.00	\$1,623.50
<b>Total:</b>	<b>\$541.25</b>	<b>\$541.25</b>	<b>\$0.00</b>	<b>\$541.00</b>	<b>\$1,623.50</b>
<b>Last Payment: \$500.00 on 12/30/2024</b>					
<b>Collection Status: ATTORNEY</b>					
Greenberg Nikoloff, P.A.					
1849 - Jo Lecia Shaver Owner 1849 Clearbrooke Dr					
Assessment - Maintenance 2024	\$544.83	\$544.83	\$0.00	\$189.67	\$1,279.33
<b>Total:</b>	<b>\$544.83</b>	<b>\$544.83</b>	<b>\$0.00</b>	<b>\$189.67</b>	<b>\$1,279.33</b>
<b>Last Payment: \$1,482.33 on 10/03/2024</b>					
1862 - Susan L. Woodring & William R. Fisher Owner 1862 Clearbrooke Dr					
Assessment - Maintenance 2024	\$494.11	\$494.11	\$0.00	\$0.00	\$988.22
<b>Total:</b>	<b>\$494.11</b>	<b>\$494.11</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$988.22</b>
<b>Last Payment: \$1,400.00 on 12/30/2024</b>					
1883 - Clearbrooke Townhouse Condo Assn Inc Owner 1883 Clearbrooke Dr					
2022 Special Assessment 2022	\$0.00	\$0.00	\$0.00	\$608.04	\$608.04
Assessment - Maintenance 2023	\$0.00	\$0.00	\$0.00	\$4,755.66	\$4,755.66
Assessment - Maintenance 2024	\$521.91	\$521.91	\$0.00	\$5,219.10	\$6,262.92
Association Owned Unit (Extra Fee)2020	\$0.00	\$0.00	\$0.00	\$5,466.47	\$5,466.47
Association Owned Unit 2019	\$0.00	\$0.00	\$0.00	\$3,141.91	\$3,141.91
Association Owned Unit 2020	\$0.00	\$0.00	\$0.00	\$9,815.03	\$9,815.03
Association Owned Unit 2021	\$0.00	\$0.00	\$0.00	\$379.00	\$379.00
Other Income/Misc 2020	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
<b>Total:</b>	<b>\$521.91</b>	<b>\$521.91</b>	<b>\$0.00</b>	<b>\$29,885.21</b>	<b>\$30,929.03</b>
<b>Last Payment: \$521.91 on 11/07/2024</b>					
1894 - Albona Aliu & Denis Anadio Owner 1894 Clearbrooke Dr					
Assessment - Maintenance 2024	\$521.91	\$0.00	\$0.00	\$0.00	\$521.91
<b>Total:</b>	<b>\$521.91</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$521.91</b>
<b>Association</b>	<b>Current Total</b>	<b>Over 30 Total</b>	<b>Over 60 Total</b>	<b>Over 90 Total</b>	<b>Balance Total</b>
Clearbrooke Townhouse Condo Assn Inc.	\$4,751.01	\$3,239.50	\$0.00	\$32,701.44	\$40,691.95



**Homeowner Aging Report**  
 Clearbrooke Townhouse Condo Assn Inc.  
 End Date: 12/31/2024

Date: 1/6/2025  
 Time: 2:49 pm  
 Page: 2

Description	Current	Over 30	Over 60	Over 90	Balance
-------------	---------	---------	---------	---------	---------

Description	Total
2022 Special Assessment 2022	\$608.04
Assessment - Maintenance 2023	\$4,755.66
Assessment - Maintenance 2024	\$16,025.84
Association Owned Unit (Extra Fee)2020	\$5,466.47
Association Owned Unit 2019	\$3,141.91
Association Owned Unit 2020	\$9,815.03
Association Owned Unit 2021	\$379.00
Other Income/Misc 2020	\$500.00
<b>Total:</b>	<b>\$40,691.95</b>
<b>AR Total (Exclude Prepaid Assessments):</b>	<b>\$40,691.95</b>





**PrePaid Homeowner List**  
 Clearbrooke Townhouse Condo Assn Inc.  
 End Date: 12/31/2024

Date: 1/6/2025  
 Time: 2:49 pm  
 Page: 1

Account No:	Homeowner Name	Address	Balance
1857	Tony Armer	1857 Clearbrooke Dr Clearwater, FL 33760	(\$626.00)
1869	Robert Augustine	1869 Clearbrooke Dr Clearwater, FL 33760	(\$0.01)
1868	Sara Batista	1868 Clearbrooke Dr Clearwater, FL 33760	(\$487.00)
1885	Bruce K & Jacqueline P Bohnker	1885 Clearbrooke Dr Clearwater, FL 33760	(\$0.72)
1853	Carol Cook	1853 Clearbrooke Dr Clearwater, FL 33760	(\$518.62)
1890	Susan Dalzell & f.k.a. Susan McCann	1890 Clearbrooke Dr Clearwater, FL 33760	(\$24.00)
1861	Darren Everson	1861 Clearbrooke Dr Clearwater, FL 33760	(\$240.01)
1810	Jeanne Finan	1810 Clearbrooke Dr Clearwater, FL 33760	(\$405.72)
1889	Lora & Kailyn Fischer	1889 Clearbrooke Dr Clearwater, FL 33760	(\$547.60)
1841	Gary & Kathleen Gibson	1841 Clearbrooke Dr Clearwater, FL 33760	(\$53.55)
1871	Maxime Guemboura & Chelsea Hancock	1871 Clearbrooke Dr Clearwater, FL 33760	(\$93.97)
1887	Roger L Harrison & Antje E Weinberger Harrison	1887 Clearbrooke Dr Clearwater, FL 33760	(\$24.13)
1809	Srisuda Keobangsy	1809 Clearbrooke Dr Clearwater, FL 33760	(\$566.39)
1820	Ilima & Georgios Mastrokoukou	1820 Clearbrooke Dr Clearwater, FL 33760	(\$0.06)
1802	Vincent & Michelle Pedulla	1802 Clearbrooke Dr Clearwater, FL 33760	(\$574.95)
1860	Tiffany Rodriguez & Milagros Rodriguez	1860 Clearbrooke Dr Clearwater, FL 33760	(\$0.03)
1873	Brittany Anne Spilker & Shoaib Hasan Khan	1873 Clearbrooke Dr Clearwater, FL 33760	(\$575.54)
1859	Christy Lee Wolf	1859 Clearbrooke Dr Clearwater, FL 33760	(\$43.17)
<b>Clearbrooke Townhouse Condo Assn Inc. Total</b>		<b>18</b>	<b>(\$4,781.47)</b>



**General Ledger Trial Balance with Details**  
 Clearbrooke Townhouse Condo Assn Inc.  
 Accts: 00-1900-00-00 To: 94-9092-00-09 Dates: 12/1/2024 - 12/31/2024

Date: 1/6/2025  
 Time: 2:49 pm  
 Page: 1

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00-00	Petty Cash	\$200.00	\$-	\$-	\$200.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
11-1015-00-00	South State Operating - 0936	24,013.68	55,378.14	46,638.66	32,753.16
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/01/2024	4492364	\$ -	\$ 1,282.00	South State Operating - 0936; Ameri-Tech Realty, Inc. Chk # 12080	
12/02/2024	4504280	8,080.00	-	Deposit from batch 201035	
				\$484.10 Assessment - Maintenance 1846 Clearbrooke Dr (1846)	
				\$566.39 PrePaid 1809 Clearbrooke Dr (1809)	
				\$590.35 PrePaid 1888 Clearbrooke Dr (1888)	
				\$486.36 Assessment - Maintenance 1868 Clearbrooke Dr (1868)	
				\$566.39 Assessment - Maintenance 1823 Clearbrooke Dr (1823)	
				\$576.31 Assessment - Maintenance 1826 Clearbrooke Dr (1826)	
				\$508.33 Assessment - Maintenance 1805 Clearbrooke Dr (1805)	
				\$575.54 PrePaid 1873 Clearbrooke Dr (1873)	
				\$576.40 Assessment - Maintenance 1864 Clearbrooke Dr (1864)	
				\$561.09 Assessment - Maintenance 1816 Clearbrooke Dr (1816)	
				\$493.11 Assessment - Maintenance 1830 Clearbrooke Dr (1830)	
				\$505.75 Assessment - Maintenance 1806 Clearbrooke Dr (1806)	
				\$493.02 Assessment - Maintenance 1819 Clearbrooke Dr (1819)	
				\$521.91 Assessment - Maintenance 1891 Clearbrooke Dr (1891)	
				\$574.95 PrePaid 1802 Clearbrooke Dr (1802)	
12/02/2024	4505932	1,088.21	-	Deposit from batch 201223	
				\$0.72 PrePaid 1885 Clearbrooke Dr (1885)	
				\$521.19 Assessment - Maintenance 1885 Clearbrooke Dr (1885)	
				\$566.30 Assessment - Maintenance 1808 Clearbrooke Dr (1808)	
12/03/2024	4501061	13,527.31	-	Deposit from batch 200885	
				\$561.09 Assessment - Maintenance 1825 Clearbrooke Dr (1825)	
				\$580.07 Assessment - Maintenance 1863 Clearbrooke Dr (1863)	
				\$544.83 Assessment - Maintenance 1855 Clearbrooke Dr (1855)	
				\$576.31 Assessment - Maintenance 1840 Clearbrooke Dr (1840)	
				\$486.36 Assessment - Maintenance 1869 Clearbrooke Dr (1869)	
				\$513.08 Assessment - Maintenance 1813 Clearbrooke Dr (1813)	
				\$561.09 Assessment - Maintenance 1831 Clearbrooke Dr (1831)	
				\$565.57 Assessment - Maintenance 1866 Clearbrooke Dr (1866)	
				\$508.33 Assessment - Maintenance 1803 Clearbrooke Dr (1803)	
				\$484.10 Assessment - Maintenance 1820 Clearbrooke Dr (1820)	
				\$484.10 Assessment - Maintenance 1844 Clearbrooke Dr (1844)	
				\$484.55 Assessment - Maintenance 1851 Clearbrooke Dr (1851)	
				\$508.33 Assessment - Maintenance 1827 Clearbrooke Dr (1827)	
				\$542.75 Assessment - Maintenance 1876 Clearbrooke Dr (1876)	
				\$576.40 Assessment - Maintenance 1858 Clearbrooke Dr (1858)	
				\$547.50 Assessment - Maintenance 1887 Clearbrooke Dr (1887)	
				\$568.29 Assessment - Maintenance 1841 Clearbrooke Dr (1841)	
				\$576.31 Assessment - Maintenance 1832 Clearbrooke Dr (1832)	
				\$585.37 Assessment - Maintenance 1848 Clearbrooke Dr (1848)	
				\$590.35 Assessment - Maintenance 1882 Clearbrooke Dr (1882)	
				\$470.19 Assessment - Maintenance 1859 Clearbrooke Dr (1859)	
				\$565.57 Assessment - Maintenance 1865 Clearbrooke Dr (1865)	
				\$568.29 Assessment - Maintenance 1847 Clearbrooke Dr (1847)	
				\$585.37 Assessment - Maintenance 1818 Clearbrooke Dr (1818)	
				\$493.11 Assessment - Maintenance 1838 Clearbrooke Dr (1838)	
12/03/2024	4507914	481.02	-	Deposit from batch 201182	
				\$481.02 Assessment - Maintenance 1852 Clearbrooke Dr (1852)	
12/03/2024	4507954	1,400.00	-	Deposit from batch 201190	



**General Ledger Trial Balance with Details**

Clearbrooke Townhouse Condo Assn Inc.

Accts: 00-1900-00-00 To: 94-9092-00-09 Dates: 12/1/2024 - 12/31/2024

Date: 1/6/2025

Time: 2:49 pm

Page: 2

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
		\$1,400.00	Assessment - Maintenance 1883 Clearbrooke Dr (1883)		
12/03/2024	4508033	547.50	- Deposit from batch 201234		
		\$523.50	Assessment - Maintenance 1890 Clearbrooke Dr (1890)		
		\$24.00	PrePaid 1890 Clearbrooke Dr (1890)		
12/03/2024	4508287	2,697.80	- Deposit from batch 201175		
		\$561.09	Assessment - Maintenance 1833 Clearbrooke Dr (1833)		
		\$580.07	Assessment - Maintenance 1857 Clearbrooke Dr (1857)		
		\$478.25	Assessment - Maintenance 1886 Clearbrooke Dr (1886)		
		\$493.02	Assessment - Maintenance 1821 Clearbrooke Dr (1821)		
		\$585.37	Assessment - Maintenance 1824 Clearbrooke Dr (1824)		
12/03/2024	4510886	1,636.89	- Deposit from batch 201577		
		\$541.25	Assessment - Maintenance 1843 Clearbrooke Dr (1843)		
		\$508.33	Assessment - Maintenance 1829 Clearbrooke Dr (1829)		
		\$587.31	Assessment - Maintenance 1856 Clearbrooke Dr (1856)		
12/04/2024	4511612	2,645.75	- Deposit from batch 201372		
		\$513.08	Assessment - Maintenance 1811 Clearbrooke Dr (1811)		
		\$93.97	PrePaid 1871 Clearbrooke Dr (1871)		
		\$521.91	Assessment - Maintenance 1893 Clearbrooke Dr (1893)		
		\$471.60	Assessment - Maintenance 1871 Clearbrooke Dr (1871)		
		\$484.10	Assessment - Maintenance 1822 Clearbrooke Dr (1822)		
		\$561.09	Assessment - Maintenance 1839 Clearbrooke Dr (1839)		
12/04/2024	4511851	-	1,800.00 South State Operating - 0936; Quillan Perez Chk # 12082		
12/04/2024	4511853	-	578.50 South State Operating - 0936; Jonas Menarde Chk # 12083		
12/04/2024	4511855	-	335.61 South State Operating - 0936; Dunedin Plumbing, Inc. Chk # 12084		
12/04/2024	4511857	-	585.00 South State Operating - 0936; Richard Eastmead Chk # 12085		
12/04/2024	4511867	-	140.81 South State Operating - 0936; Florida Chemical Laboratories Chk # 12086		
12/04/2024	4511867	-	383.00 South State Operating - 0936; Florida Chemical Laboratories Chk # 12086		
12/04/2024	4511867	-	177.60 South State Operating - 0936; Florida Chemical Laboratories Chk # 12086		
12/04/2024	4511873	-	3,920.00 South State Operating - 0936; Evans Lawn Care & Landscaping, Inc. Chk # 12087		
12/04/2024	4512698	1,001.44	- Deposit from batch 201621		
		\$493.11	Assessment - Maintenance 1828 Clearbrooke Dr (1828)		
		\$508.33	Assessment - Maintenance 1814 Clearbrooke Dr (1814)		
12/05/2024	4514057	1,162.85	- Deposit from batch 201585		
		\$575.54	Assessment - Maintenance 1879 Clearbrooke Dr (1879)		
		\$587.31	Assessment - Maintenance 1850 Clearbrooke Dr (1850)		
12/05/2024	4517767	2,134.68	- Deposit from batch 201894		
		\$240.01	PrePaid 1861 Clearbrooke Dr (1861)		
		\$405.72	PrePaid 1810 Clearbrooke Dr (1810)		
		\$155.37	Assessment - Maintenance 1810 Clearbrooke Dr (1810)		
		\$266.29	Assessment - Maintenance 1861 Clearbrooke Dr (1861)		
		\$486.36	Assessment - Maintenance 1867 Clearbrooke Dr (1867)		
		\$580.93	Assessment - Maintenance 1874 Clearbrooke Dr (1874)		
12/05/2024	4517858	-	585.37 Return-No Account/Unable to Locate Account		
12/06/2024	4517045	1,012.50	- Deposit from batch 201724		
		\$1,012.50	Assessment - Maintenance 1837 Clearbrooke Dr (1837)		
12/06/2024	4518002	481.02	- Deposit from batch 201923		
		\$481.02	Assessment - Maintenance 1854 Clearbrooke Dr (1854)		
12/09/2024	4520070	1,077.26	- Deposit from batch 201864		
		\$585.37	Assessment - Maintenance 1824 Clearbrooke Dr (1824)		
		\$491.89	Assessment - Maintenance 1804 Clearbrooke Dr (1804)		
12/10/2024	4522144	524.11	- Deposit from batch 202151		
		\$494.08	Assessment - Maintenance 1860 Clearbrooke Dr ( 1860)		
		\$0.03	PrePaid 1860 Clearbrooke Dr ( 1860)		
		\$30.00	Assessment - Maintenance 1852 Clearbrooke Dr (1852)		



**General Ledger Trial Balance with Details**

Clearbrooke Townhouse Condo Assn Inc.

Accts: 00-1900-00-00 To: 94-9092-00-09 Dates: 12/1/2024 - 12/31/2024

Date: 1/6/2025

Time: 2:49 pm

Page: 3

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/10/2024	4522155	\$ 2,033.32	\$ -	Deposit from batch 202153 \$2,033.32 Assessment - Maintenance 1812 Clearbrooke Dr (1812)	
12/10/2024	4522228	565.57	-	Deposit from batch 202006 \$565.57 Assessment - Maintenance 1872 Clearbrooke Dr (1872)	
12/11/2024	4524477	-	383.98	South State Operating - 0936; Duke Energy Payment Processing Chk # 12088	
12/11/2024	4524479	-	250.00	South State Operating - 0936; Ameri-Tech Realty, Inc. Chk # 12089	
12/11/2024	4524984	1,047.50	-	Deposit from batch 202372 \$500.00 PrePaid 1853 Clearbrooke Dr (1853) \$547.50 Assessment - Maintenance 1881 Clearbrooke Dr (1881)	
12/12/2024	4525172	-	200.00	South State Operating - 0936; Jonas Menarde Chk # 12090	
12/12/2024	4525914	1,043.82	-	Deposit from batch 202307 \$1,043.82 Assessment - Maintenance 1892 Clearbrooke Dr (1892)	
12/13/2024	4527099	-	11,064.68	Funds Transfer	
12/13/2024	4527857	-	15,100.27	South State Operating - 0936; IPFS Corporation Chk # 0	
12/13/2024	4528130	-	936.59	South State Operating - 0936; Waste Pro-Clearwater Chk # 12092	
12/13/2024	4528132	-	669.58	South State Operating - 0936; Greenberg Nikoloff, P.A. Chk # 12093	
12/13/2024	4528134	-	6,084.53	South State Operating - 0936; Spectrum Chk # 0	
12/13/2024	4528450	-	204.41	South State Operating - 0936; Duke Energy Payment Processing Chk # 12094	
12/13/2024	4528640	466.00	-	Deposit from batch 202469 \$466.00 Assessment - Maintenance 1807 Clearbrooke Dr (1807)	
12/13/2024	4530491	561.09	-	Deposit from batch 202716 \$561.09 Assessment - Maintenance 1801 Clearbrooke Dr (1801)	
12/16/2024	4530210	-	832.00	South State Operating - 0936; Jonas Menarde Chk # 12095	
12/16/2024	4531999	580.93	-	Deposit from batch 202822 \$580.93 Assessment - Maintenance 1880 Clearbrooke Dr (1880)	
12/17/2024	4532874	600.00	-	Deposit from batch 202865 \$600.00 Assessment - Maintenance 1834 Clearbrooke Dr (1834)	
12/17/2024	4532925	547.50	-	Deposit from batch 202737 \$547.50 Assessment - Maintenance 1896 Clearbrooke Dr (1896)	
12/17/2024	4533943	547.50	-	Deposit from batch 202984 \$547.50 Assessment - Maintenance 1895 Clearbrooke Dr (1895)	
12/18/2024	4533628	-	50.00	South State Operating - 0936; Ameri-Tech Realty, Inc. Chk # 12096	
12/18/2024	4533630	-	15.00	South State Operating - 0936; Tenant Check LLC Chk # 12097	
12/19/2024	4535573	-	4.00	South State Operating - 0936; Ameri-Tech Realty, Inc. Chk # 12098	
12/20/2024	4537715	494.74	-	Deposit from batch 203402 \$494.74 Assessment - Maintenance 1875 Clearbrooke Dr (1875)	
12/23/2024	4540261	486.36	-	Deposit from batch 203343 \$486.36 Assessment - Maintenance 1870 Clearbrooke Dr (1870)	
12/23/2024	4540636	478.25	-	Deposit from batch 203981 \$478.25 Assessment - Maintenance 1884 Clearbrooke Dr (1884)	
12/26/2024	4541585	547.50	-	Deposit from batch 203918 \$547.50 PrePaid 1889 Clearbrooke Dr (1889)	
12/27/2024	4542748	626.00	-	Deposit from batch 204080 \$626.00 PrePaid 1857 Clearbrooke Dr (1857)	
12/30/2024	4544476	-	153.07	South State Operating - 0936; Home Depot Credit Services Dept 32 Chk # 12099	
12/30/2024	4544508	-	4.00	South State Operating - 0936; Ameri-Tech Realty, Inc. Chk # 12100	
12/30/2024	4544510	-	12.00	South State Operating - 0936; Ameri-Tech Realty, Inc. Chk # 12101	
12/30/2024	4544512	-	35.51	South State Operating - 0936; Truist Bank Chk # 0	
12/30/2024	4544514	-	819.00	South State Operating - 0936; Jonas Menarde Chk # 12102	
12/30/2024	4545296	1,628.34	-	Deposit from batch 204177 \$566.39 PrePaid 1809 Clearbrooke Dr (1809) \$574.95 PrePaid 1802 Clearbrooke Dr (1802) \$487.00 PrePaid 1868 Clearbrooke Dr (1868)	
12/30/2024	4544512	35.51	-	South State Operating - 0936 (Reversal); Truist Bank Chk # 0	
12/30/2024	4560588	-	32.15	South State Operating - 0936; Truist Bank Chk # 0	



**General Ledger Trial Balance with Details**  
 Clearbrooke Townhouse Condo Assn Inc.  
 Accts: 00-1900-00-00 To: 94-9092-00-09 Dates: 12/1/2024 - 12/31/2024

Date: 1/6/2025  
 Time: 2:49 pm  
 Page: 4

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/31/2024	4546995 \$ 600.00	\$ -	Deposit from batch 204307 \$600.00 Assessment - Maintenance 1849 Clearbrooke Dr (1849)		
12/31/2024	4547028 1,400.00	-	Deposit from batch 204310 \$913.50 Assessment - Maintenance 1883 Clearbrooke Dr (1883) \$486.50 Assessment - Maintenance 1883 Clearbrooke Dr (1883)		
12/31/2024	4547356 1,589.87	-	Deposit from batch 204304 \$506.00 Assessment - Maintenance 1806 Clearbrooke Dr (1806) \$575.54 PrePaid 1873 Clearbrooke Dr (1873) \$508.33 Assessment - Maintenance 1835 Clearbrooke Dr (1835)		
11-1026-00-00	South State Op/MM 3417	1,936.50	-	-	1,936.50
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12-1035-00-00	South State Reserve - 0939	228,674.09	11,526.84	36,677.00	203,523.93
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/05/2024	4514443	\$ -	\$ 26,677.00	South State Reserve - 0939; Evans Lawn Care & Landscaping, Inc. Chk # 2004	
12/05/2024	4514445	-	10,000.00	South State Reserve - 0939; Paradise Palm Services LLC Chk # 2005	
12/13/2024	4527099	11,064.68	-	Funds Transfer	
12/31/2024	4547841	462.16	-	Interest	
13-1150-00-00	Utility Deposits	1,413.00	-	-	1,413.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
20-2010-00-00	Reserves - Painting	(141,472.87)	36,677.00	3,925.25	(108,721.12)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/05/2024	4514443	\$ 26,677.00	\$ -	Storm Clean up-Trees-Grind Stumps; Evans Lawn Care & Landscaping, Inc. Chk # 2004	
12/05/2024	4514445	10,000.00	-	Tree Removals & Haul Away; Paradise Palm Services LLC Chk # 2005	
12/13/2024	4527101	-	3,925.25	Reserves - Painting	
20-2020-00-00	Reserves- Paving & Sealing	(36,224.37)	-	237.17	(36,461.54)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4527101	\$ -	\$ 237.17	Reserves- Paving & Sealing	
20-2025-00-00	Reserves Paving & Sealing Long Term	(10,937.50)	-	312.50	(11,250.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4527101	\$ -	\$ 312.50	Reserves Paving & Sealing Long Term	
20-2030-00-00	Reserves- Roof (All)	(12,804.13)	-	2,410.42	(15,214.55)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4527101	\$ -	\$ 2,410.42	Reserves- Roof (All)	
20-2040-00-00	Reserves- Pool	(20,196.17)	-	346.00	(20,542.17)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4527101	\$ -	\$ 346.00	Reserves- Pool	
20-2045-00-00	Reserves Sidewalks	(4,583.37)	-	416.67	(5,000.04)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4527101	\$ -	\$ 416.67	Reserves Sidewalks	
20-2080-00-00	Reserves - Reserve Interest	(4,385.38)	-	462.16	(4,847.54)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/31/2024	4547841	\$ -	\$ 462.16	Interest	
20-2100-00-00	Reserves- Deferred Maintenance	1,929.70	-	3,416.67	(1,486.97)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4527101	\$ -	\$ 3,416.67	Reserves- Deferred Maintenance	
21-2205-00-00	Last Month Rent 1883-A. McCracken	(1,000.00)	-	-	(1,000.00)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
30-3200-00-00	Prior Years	(27,924.64)	-	-	(27,924.64)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
30-3800-00-00	Current Fund Balance	(10,539.55)	-	-	(10,539.55)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
40-4010-00-00	Unit Maintenance Fees	(560,159.50)	585.37	55,342.63	(614,916.76)
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/02/2024	4504280	\$ -	\$ 8,080.00	Deposit from batch 201035	



**General Ledger Trial Balance with Details**

Clearbrooke Townhouse Condo Assn Inc.

Accts: 00-1900-00-00 To: 94-9092-00-09 Dates: 12/1/2024 - 12/31/2024

Date: 1/6/2025

Time: 2:49 pm

Page: 5

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
12/02/2024	4505932	\$ -	\$ 1,088.21		Deposit from batch 201223	
12/03/2024	4501061	-	13,527.31		Deposit from batch 200885	
12/03/2024	4508287	-	2,697.80		Deposit from batch 201175	
12/03/2024	4507914	-	481.02		Deposit from batch 201182	
12/03/2024	4507954	-	1,400.00		Deposit from batch 201190	
12/03/2024	4508033	-	547.50		Deposit from batch 201234	
12/03/2024	4510886	-	1,636.89		Deposit from batch 201577	
12/04/2024	4511612	-	2,645.75		Deposit from batch 201372	
12/04/2024	4512698	-	1,001.44		Deposit from batch 201621	
12/05/2024	4514057	-	1,162.85		Deposit from batch 201585	
12/05/2024	4517767	-	2,134.68		Deposit from batch 201894	
12/05/2024	4517858	585.37	-		Return-No Account/Unable to Locate Account	
				\$585.37	Assessment - Maintenance 1824 Clearbrooke Dr (1824)	
12/06/2024	4517045	-	1,012.50		Deposit from batch 201724	
12/06/2024	4518002	-	481.02		Deposit from batch 201923	
12/09/2024	4520070	-	1,077.26		Deposit from batch 201864	
12/10/2024	4522228	-	565.57		Deposit from batch 202006	
12/10/2024	4522144	-	524.11		Deposit from batch 202151	
12/10/2024	4522155	-	2,033.32		Deposit from batch 202153	
12/11/2024	4524984	-	1,047.50		Deposit from batch 202372	
12/12/2024	4525914	-	1,043.82		Deposit from batch 202307	
12/13/2024	4528640	-	466.00		Deposit from batch 202469	
12/13/2024	4530491	-	561.09		Deposit from batch 202716	
12/16/2024	4531999	-	580.93		Deposit from batch 202822	
12/17/2024	4532925	-	547.50		Deposit from batch 202737	
12/17/2024	4532874	-	600.00		Deposit from batch 202865	
12/17/2024	4533943	-	547.50		Deposit from batch 202984	
12/20/2024	4537715	-	494.74		Deposit from batch 203402	
12/23/2024	4540261	-	486.36		Deposit from batch 203343	
12/23/2024	4540636	-	478.25		Deposit from batch 203981	
12/26/2024	4541585	-	547.50		Deposit from batch 203918	
12/27/2024	4542748	-	626.00		Deposit from batch 204080	
12/30/2024	4545296	-	1,628.34		Deposit from batch 204177	
12/31/2024	4547356	-	1,589.87		Deposit from batch 204304	
12/31/2024	4546995	-	600.00		Deposit from batch 204307	
12/31/2024	4547028	-	1,400.00		Deposit from batch 204310	
40-4015-00-00	Rental Income		(11,450.00)	-	(11,450.00)	
Date	GL Ref #	Debit	Credit	Description		
40-4100-00-00	2022 Special Assessment		(219.98)	-	(219.98)	
Date	GL Ref #	Debit	Credit	Description		
40-4400-00-00	Interest Income		(44.79)	-	(44.79)	
Date	GL Ref #	Debit	Credit	Description		
40-4500-00-00	Application Fees		(1,100.00)	-	(1,100.00)	
Date	GL Ref #	Debit	Credit	Description		
40-4800-00-00	Other Income/Legal		(7,177.16)	-	(7,177.16)	
Date	GL Ref #	Debit	Credit	Description		
50-5010-00-09	Office Expense		5,676.44	517.00	-	6,193.44
Date	GL Ref #	Debit	Credit	Description		
12/01/2024	4492364	\$ 150.00	\$ -	Admin & Office Exp; Ameri-Tech Realty, Inc. Chk # 12080		
12/01/2024	4492364	32.00	-	Delinquencies; Ameri-Tech Realty, Inc. Chk # 12080		
12/11/2024	4524479	250.00	-	Office Expense; Ameri-Tech Realty, Inc. Chk # 12089		
12/18/2024	4533628	50.00	-	Application Fee per Application; Ameri-Tech Realty, Inc. Chk # 12096		
12/18/2024	4533630	15.00	-	Background Check; Tenant Check LLC Chk # 12097		
12/19/2024	4535573	4.00	-	Office Expense; Ameri-Tech Realty, Inc. Chk # 12098		
12/30/2024	4544508	4.00	-	Office Expense; Ameri-Tech Realty, Inc. Chk # 12100		
12/30/2024	4544510	12.00	-	Office Expense; Ameri-Tech Realty, Inc. Chk # 12101		



**General Ledger Trial Balance with Details**

Clearbrooke Townhouse Condo Assn Inc.

Accts: 00-1900-00-00 To: 94-9092-00-09 Dates: 12/1/2024 - 12/31/2024

Date: 1/6/2025

Time: 2:49 pm

Page: 6

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5015-00-09	Bank Charges/Lockbox	\$816.00	\$-	\$-	\$816.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5025-00-09	State/Bureau/Division Fees	250.00	-	-	250.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5040-00-09	Storage Files 18 Boxes	765.00	-	-	765.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5210-00-09	Termite Treatment/Annual Renewals	7,384.55	-	-	7,384.55
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5300-00-09	Insurance	164,983.25	15,100.27	-	180,083.52
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4527857	\$ 15,100.27	\$ -	Insurance; IPFS Corporation Chk # 0	
50-5400-00-09	Lawn & Irrigation Service	33,645.00	3,345.00	-	36,990.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/04/2024	4511873	\$ 3,345.00	\$ -	Lawn & Irrigation Service; Evans Lawn Care & Landscaping, Inc. Chk # 12087	
50-5410-00-09	Landscaping- Misc	520.00	-	-	520.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5420-00-09	Irrigation Repairs	2,137.00	225.00	-	2,362.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/04/2024	4511873	\$ 225.00	\$ -	Irrigation Repairs; Evans Lawn Care & Landscaping, Inc. Chk # 12087	
50-5440-00-09	Tree Trimming	3,025.00	350.00	-	3,375.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/04/2024	4511873	\$ 350.00	\$ -	Tree Trimming; Evans Lawn Care & Landscaping, Inc. Chk # 12087	
50-5600-00-09	License/Taxes/Permits	320.75	-	-	320.75
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-5800-00-09	Management Fee Exp 12/27-30 day notice	12,100.00	1,100.00	-	13,200.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/01/2024	4492364	\$ 1,100.00	\$ -	Management Fee Exp 12/24-30 day notice; Ameri-Tech Realty, Inc. Chk # 12080	
50-5900-00-09	Professional - Legal	4,400.88	669.58	-	5,070.46
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4528132	\$ 669.58	\$ -	Professional - Legal; Greenberg Nikoloff, P.A. Chk # 12093	
50-5910-00-09	Accounting Fees/Review	400.00	-	-	400.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-6100-00-09	Repair/Maint - Building	38,691.68	2,941.34	35.51	41,597.51
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/04/2024	4511851	\$ 1,800.00	\$ -	Repair/Maint - Building-Reimbursement; Quillan Perez Chk # 12082	
12/04/2024	4511855	335.81	-	Repair/Maint - Building; Dunedin Plumbing, Inc. Chk # 12084	
12/04/2024	4511857	585.00	-	Repair/Maint - Building; Richard Eastmead Chk # 12085	
12/30/2024	4544476	153.07	-	Repair/Maint - Building; Home Depot Credit Services Dept 32 Chk # 12099	
12/30/2024	4544512	35.51	-	Repair/Maint - Building; Truist Bank Chk # 0	
12/30/2024	4544512	-	35.51	Repair/Maint - Building (Reversal); Truist Bank Chk # 0	
12/30/2024	4560588	32.15	-	Repair/Maint - Building; Truist Bank Chk # 0	
50-6120-00-09	Repair/Maintenance-Fire Protection	1,352.06	-	-	1,352.06
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-6200-00-09	Pool Maintenance/Supplies	8,589.44	701.41	-	9,290.85
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/04/2024	4511867	\$ 140.81	\$ -	Pool Maintenance/Supplies; Florida Chemical Laboratories Chk # 12086	
12/04/2024	4511867	383.00	-	Pool Maintenance/Supplies; Florida Chemical Laboratories Chk # 12086	
12/04/2024	4511867	177.60	-	Pool Maintenance/Supplies; Florida Chemical Laboratories Chk # 12086	
50-6400-00-09	Salaries Expense	19,049.22	2,429.50	-	21,478.72
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/04/2024	4511853	\$ 578.50	\$ -	Salaries Expense-1099; Jonas Menarde Chk # 12083	
12/12/2024	4525172	200.00	-	Salaries Expense-Christmas Bonus; Jonas Menarde Chk # 12090	
12/16/2024	4530210	832.00	-	Salaries Expense-1099; Jonas Menarde Chk # 12095	
12/30/2024	4544514	819.00	-	Salaries Expense-1099; Jonas Menarde Chk # 12102	
50-6515-00-09	Unit 1883 -Taxes	2,095.44	-	-	2,095.44
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	



**General Ledger Trial Balance with Details**  
 Clearbrooke Townhouse Condo Assn Inc.  
 Accts: 00-1900-00-00 To: 94-9092-00-09 Dates: 12/1/2024 - 12/31/2024

Date: 1/6/2025  
 Time: 2:49 pm  
 Page: 7

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-7000-00-09	Electric	6,072.12	588.39	-	6,660.51
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/11/2024	4524477	\$ 383.98	\$ -	Electric; Duke Energy Payment Processing Chk # 12088	
12/13/2024	4528450	204.41	-	Electric; Duke Energy Payment Processing Chk # 12094	
50-7001-00-09	Utilities- Water	34,151.88	-	-	34,151.88
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-7002-00-09	Utilities -Sewer	46,936.69	-	-	46,936.69
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
50-7004-00-09	Utilities - Trash	10,302.49	936.59	-	11,239.08
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4528130	\$ 936.59	\$ -	Utilities - Trash; Waste Pro-Clearwater Chk # 12092	
50-7005-00-09	Spectrum-Ring Clubhouse	66,456.09	6,084.53	-	72,540.62
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4528134	\$ 6,084.53	\$ -	Spectrum-Ring Clubhouse; Spectrum Chk # 0	
90-9010-00-09	Reserves- Painting	43,177.75	3,925.25	-	47,103.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4527101	\$ 3,925.25	\$ -	Reserves- Painting	
90-9015-00-09	S/A Transfer to Balance Sheet	219.98	-	-	219.98
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
90-9020-00-09	Reserves- Paving & Sealing	2,608.87	237.17	-	2,846.04
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4527101	\$ 237.17	\$ -	Reserves- Paving & Sealing	
90-9025-00-09	Reserves Paving & Sealing Long Term	3,437.50	312.50	-	3,750.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4527101	\$ 312.50	\$ -	Reserves Paving & Sealing Long Term	
90-9030-00-09	Reserves- Roof (All)	26,514.62	2,410.42	-	28,925.04
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4527101	\$ 2,410.42	\$ -	Reserves- Roof (All)	
90-9040-00-09	Reserves- Pool	3,806.00	346.00	-	4,152.00
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4527101	\$ 346.00	\$ -	Reserves- Pool	
90-9045-00-09	Reserves-Sidewalks	4,583.37	416.67	-	5,000.04
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4527101	\$ 416.67	\$ -	Reserves-Sidewalks	
90-9100-00-09	Reserves- Deferred Maintenance	37,583.37	3,416.67	-	41,000.04
<b>Date</b>	<b>GL Ref #</b>	<b>Debit</b>	<b>Credit</b>	<b>Description</b>	
12/13/2024	4527101	\$ 3,416.67	\$ -	Reserves- Deferred Maintenance	
<b>Totals:</b>		<b>\$0.00</b>	<b>\$150,220.64</b>	<b>\$150,220.64</b>	<b>\$0.00</b>





**Receivables Type Balances**  
 Clearbrooke Townhouse Condo Assn Inc.  
 Period: 12/1/2024 to 12/31/2024

Date: 1/6/2025  
 Time: 2:49 pm  
 Page: 1

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
<b>1801 - The Hughla Ann Sluder Revocable Living Trust - 1801 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$561.09	(\$561.09)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$561.09	(\$561.09)	\$0.00	\$0.00	\$0.00
<b>1802 - Vincent &amp; Michelle Pedulla - 1802 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$574.95	(\$574.95)	\$0.00	\$0.00	\$0.00
PrePaid	\$0.00	\$0.00	\$0.00	\$0.00	(\$574.95)	(\$574.95)
<b>Homeowner Totals:</b>	\$0.00	\$574.95	(\$574.95)	\$0.00	\$0.00	(\$574.95)
<b>1803 - Cory Joseph Zbinden - 1803 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$508.33	(\$508.33)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$508.33	(\$508.33)	\$0.00	\$0.00	\$0.00
<b>1804 - Stephen Bacon &amp; Teresa Daniels - 1804 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$491.89	(\$491.89)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$491.89	(\$491.89)	\$0.00	\$0.00	\$0.00
<b>1805 - Heike Tutching - 1805 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$508.33	(\$508.33)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$508.33	(\$508.33)	\$0.00	\$0.00	\$0.00
<b>1806 - Lisa Lamont - 1806 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$1,011.50	\$505.75	(\$1,011.75)	\$0.00	\$0.00	\$505.50
<b>Homeowner Totals:</b>	\$1,011.50	\$505.75	(\$1,011.75)	\$0.00	\$0.00	\$505.50
<b>1807 - Misty R. Sanders - 1807 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$2,419.01	\$561.09	(\$466.00)	\$0.00	\$0.00	\$2,514.10
<b>Homeowner Totals:</b>	\$2,419.01	\$561.09	(\$466.00)	\$0.00	\$0.00	\$2,514.10
<b>1808 - Donna Kamp - 1808 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$566.30	(\$566.30)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$566.30	(\$566.30)	\$0.00	\$0.00	\$0.00
<b>1809 - Srisuda Keobangsy - 1809 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$566.39	(\$566.39)	\$0.00	\$0.00	\$0.00
PrePaid	\$0.00	\$0.00	\$0.00	\$0.00	(\$566.39)	(\$566.39)
<b>Homeowner Totals:</b>	\$0.00	\$566.39	(\$566.39)	\$0.00	\$0.00	(\$566.39)
<b>1810 - Jeanne Finan - 1810 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$561.09	(\$561.09)	\$0.00	\$0.00	\$0.00
PrePaid	(\$405.72)	\$0.00	\$0.00	\$0.00	\$0.00	(\$405.72)
<b>Homeowner Totals:</b>	(\$405.72)	\$561.09	(\$561.09)	\$0.00	\$0.00	(\$405.72)
<b>1811 - Eli J. Richardson &amp; Olivia J. DeBerg - 1811 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$513.08	(\$513.08)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$513.08	(\$513.08)	\$0.00	\$0.00	\$0.00
<b>1812 - Terry Gebhardt - 1812 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$1,524.99	\$508.33	(\$2,033.32)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$1,524.99	\$508.33	(\$2,033.32)	\$0.00	\$0.00	\$0.00
<b>1813 - Patricia A. Compfort - 1813 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$513.08	(\$513.08)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$513.08	(\$513.08)	\$0.00	\$0.00	\$0.00
<b>1814 - Maristane Aparecida Tedesco - 1814 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$508.33	(\$508.33)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$508.33	(\$508.33)	\$0.00	\$0.00	\$0.00
<b>1815 - Jennifer &amp; John Cole - 1815 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	(\$566.39)	\$566.39	\$0.00	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	(\$566.39)	\$566.39	\$0.00	\$0.00	\$0.00	\$0.00



**Receivables Type Balances**  
 Clearbrooke Townhouse Condo Assn Inc.  
 Period: 12/1/2024 to 12/31/2024

Date: 1/6/2025  
 Time: 2:49 pm  
 Page: 2

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
<b>1816 - Maria Del Carmen Perez - 1816 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$561.09	(\$561.09)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$561.09	(\$561.09)	\$0.00	\$0.00	\$0.00
<b>1817 - Karl &amp; Cynthia Kluss - 1817 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$566.39	(\$566.39)	\$0.00	\$0.00	\$0.00
PrePaid	(\$566.39)	\$0.00	\$0.00	\$0.00	\$566.39	\$0.00
<b>Homeowner Totals:</b>	(\$566.39)	\$566.39	(\$566.39)	\$0.00	\$566.39	\$0.00
<b>1818 - Sead &amp; Zuhra Hadzic - 1818 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$585.37	(\$585.37)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$585.37	(\$585.37)	\$0.00	\$0.00	\$0.00
<b>1819 - Thomas Horn - 1819 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$493.02	(\$493.02)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$493.02	(\$493.02)	\$0.00	\$0.00	\$0.00
<b>1820 - Ilma &amp; Georgios Mastrokoulou - 1820 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$484.10	(\$484.10)	\$0.00	\$0.00	\$0.00
PrePaid	(\$0.06)	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.06)
<b>Homeowner Totals:</b>	(\$0.06)	\$484.10	(\$484.10)	\$0.00	\$0.00	(\$0.06)
<b>1821 - Cristina Salsone - 1821 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$493.02	(\$493.02)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$493.02	(\$493.02)	\$0.00	\$0.00	\$0.00
<b>1822 - Mr &amp; Mrs Michael Lansing - 1822 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$484.10	\$484.10	(\$484.10)	\$0.00	\$0.00	\$484.10
<b>Homeowner Totals:</b>	\$484.10	\$484.10	(\$484.10)	\$0.00	\$0.00	\$484.10
<b>1823 - Krunal Hareshbhai &amp; Pooja Mehta - 1823 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$566.39	(\$566.39)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$566.39	(\$566.39)	\$0.00	\$0.00	\$0.00
<b>1824 - Zlata Sabanagic - 1824 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$585.37	(\$585.37)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$585.37	(\$585.37)	\$0.00	\$0.00	\$0.00
<b>1825 - Gregory &amp; Marcia Sebastian - 1825 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$561.09	(\$561.09)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$561.09	(\$561.09)	\$0.00	\$0.00	\$0.00
<b>1826 - Stephen Fogel - 1826 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$576.31	(\$576.31)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$576.31	(\$576.31)	\$0.00	\$0.00	\$0.00
<b>1827 - Edna Perez Lopez - 1827 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$508.33	(\$508.33)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$508.33	(\$508.33)	\$0.00	\$0.00	\$0.00
<b>1828 - Denise Spatzer - 1828 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$493.11	(\$493.11)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$493.11	(\$493.11)	\$0.00	\$0.00	\$0.00
<b>1829 - Cheryl &amp; David Koon - 1829 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$508.33	(\$508.33)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$508.33	(\$508.33)	\$0.00	\$0.00	\$0.00
<b>1830 - Adil Chajjadi &amp; Elena Glushchenko - 1830 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$493.11	(\$493.11)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$493.11	(\$493.11)	\$0.00	\$0.00	\$0.00
<b>1831 - Trevor Bergmann - 1831 Clearbrooke Dr (Owner)</b>						



**Receivables Type Balances**  
 Clearbrooke Townhouse Condo Assn Inc.  
 Period: 12/1/2024 to 12/31/2024

Date: 1/6/2025  
 Time: 2:49 pm  
 Page: 3

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
Assessment - Maintenance 2024	\$0.00	\$561.09	(\$561.09)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$561.09	(\$561.09)	\$0.00	\$0.00	\$0.00
<b>1832 - Panagiotis &amp; Tina Dovellos - 1832 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$576.31	(\$576.31)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$576.31	(\$576.31)	\$0.00	\$0.00	\$0.00
<b>1833 - Chantal Gauthier &amp; Connor Gregory - 1833 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$561.09	(\$561.09)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$561.09	(\$561.09)	\$0.00	\$0.00	\$0.00
<b>1834 - Andres U. Hernandez - 1834 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$1,869.95	\$576.31	(\$600.00)	\$0.00	\$0.00	\$1,846.26
<b>Homeowner Totals:</b>	\$1,869.95	\$576.31	(\$600.00)	\$0.00	\$0.00	\$1,846.26
<b>1835 - Dathan L. Johnson - 1835 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$508.33	(\$508.33)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$508.33	(\$508.33)	\$0.00	\$0.00	\$0.00
<b>1836 - Pamela Moore - 1836 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$493.11	(\$493.11)	\$0.00	\$0.00	\$0.00
PrePaid	(\$493.11)	\$0.00	\$0.00	\$0.00	\$493.11	\$0.00
<b>Homeowner Totals:</b>	(\$493.11)	\$493.11	(\$493.11)	\$0.00	\$493.11	\$0.00
<b>1837 - Tera Mangan - 1837 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$504.17	\$508.33	(\$1,012.50)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$504.17	\$508.33	(\$1,012.50)	\$0.00	\$0.00	\$0.00
<b>1838 - Victoria Prom - 1838 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$493.11	(\$493.11)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$493.11	(\$493.11)	\$0.00	\$0.00	\$0.00
<b>1839 - Aidas Reigis - 1839 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$561.09	(\$561.09)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$561.09	(\$561.09)	\$0.00	\$0.00	\$0.00
<b>1840 - Donna Watts - 1840 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$576.31	(\$576.31)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$576.31	(\$576.31)	\$0.00	\$0.00	\$0.00
<b>1841 - Gary &amp; Kathleen Gibson - 1841 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$568.29	(\$568.29)	\$0.00	\$0.00	\$0.00
PrePaid	(\$53.55)	\$0.00	\$0.00	\$0.00	\$0.00	(\$53.55)
<b>Homeowner Totals:</b>	(\$53.55)	\$568.29	(\$568.29)	\$0.00	\$0.00	(\$53.55)
<b>1842 - Marie Palis - 1842 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	(\$585.37)	\$585.37	\$0.00	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	(\$585.37)	\$585.37	\$0.00	\$0.00	\$0.00	\$0.00
<b>1843 - Anita Fabrizio - 1843 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$541.25	(\$541.25)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$541.25	(\$541.25)	\$0.00	\$0.00	\$0.00
<b>1844 - Paul &amp; Amanda Pecott - 1844 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$484.10	(\$484.10)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$484.10	(\$484.10)	\$0.00	\$0.00	\$0.00
<b>1845 - Mr. &amp; Mrs. Ronnie Rodriguez - 1845 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$1,082.25	\$541.25	\$0.00	\$0.00	\$0.00	\$1,623.50
<b>Homeowner Totals:</b>	\$1,082.25	\$541.25	\$0.00	\$0.00	\$0.00	\$1,623.50
<b>1846 - Richard Newman - 1846 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$484.10	(\$484.10)	\$0.00	\$0.00	\$0.00



**Receivables Type Balances**  
 Clearbrooke Townhouse Condo Assn Inc.  
 Period: 12/1/2024 to 12/31/2024

Date: 1/6/2025  
 Time: 2:49 pm  
 Page: 4

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
<b>Homeowner Totals:</b>	\$0.00	\$484.10	(\$484.10)	\$0.00	\$0.00	\$0.00
<b>1847 - Christine Jones - 1847 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$568.29	(\$568.29)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$568.29	(\$568.29)	\$0.00	\$0.00	\$0.00
<b>1848 - Gabrielle Noyes - 1848 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$585.37	(\$585.37)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$585.37	(\$585.37)	\$0.00	\$0.00	\$0.00
<b>1849 - Jo Lecia Shaver - 1849 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$1,334.50	\$544.83	(\$600.00)	\$0.00	\$0.00	\$1,279.33
<b>Homeowner Totals:</b>	\$1,334.50	\$544.83	(\$600.00)	\$0.00	\$0.00	\$1,279.33
<b>1850 - Jacob Powers - 1850 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$587.31	(\$587.31)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$587.31	(\$587.31)	\$0.00	\$0.00	\$0.00
<b>1851 - Brett J. Green - 1851 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$484.55	(\$484.55)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$484.55	(\$484.55)	\$0.00	\$0.00	\$0.00
<b>1852 - Craig Voelker - 1852 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$30.00	\$481.02	(\$511.02)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$30.00	\$481.02	(\$511.02)	\$0.00	\$0.00	\$0.00
<b>1853 - Carol Cook - 1853 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$484.55	(\$484.55)	\$0.00	\$0.00	\$0.00
PrePaid	(\$503.17)	\$0.00	\$0.00	\$0.00	(\$15.45)	(\$518.62)
<b>Homeowner Totals:</b>	(\$503.17)	\$484.55	(\$484.55)	\$0.00	\$0.00	(\$518.62)
<b>1854 - Dinh Yen Vu - 1854 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$481.02	(\$481.02)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$481.02	(\$481.02)	\$0.00	\$0.00	\$0.00
<b>1855 - Jasmin &amp; Ljerka Zajimovic - 1855 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$544.83	(\$544.83)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$544.83	(\$544.83)	\$0.00	\$0.00	\$0.00
<b>1856 - Thomas Hutnak - 1856 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$587.31	(\$587.31)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$587.31	(\$587.31)	\$0.00	\$0.00	\$0.00
<b>1857 - Tony Armer - 1857 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$580.07	(\$580.07)	\$0.00	\$0.00	\$0.00
PrePaid	\$0.00	\$0.00	\$0.00	\$0.00	(\$626.00)	(\$626.00)
<b>Homeowner Totals:</b>	\$0.00	\$580.07	(\$580.07)	\$0.00	\$0.00	(\$626.00)
<b>1858 - Hetty Otto - 1858 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$576.40	(\$576.40)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$576.40	(\$576.40)	\$0.00	\$0.00	\$0.00
<b>1859 - Christy Lee Wolf - 1859 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$470.19	(\$470.19)	\$0.00	\$0.00	\$0.00
PrePaid	(\$43.17)	\$0.00	\$0.00	\$0.00	\$0.00	(\$43.17)
<b>Homeowner Totals:</b>	(\$43.17)	\$470.19	(\$470.19)	\$0.00	\$0.00	(\$43.17)
<b>1860 - Tiffany Rodriguez &amp; Milagros Rodriguez - 1860 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$494.11	(\$494.11)	\$0.00	\$0.00	\$0.00
PrePaid	(\$0.03)	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.03)
<b>Homeowner Totals:</b>	(\$0.03)	\$494.11	(\$494.11)	\$0.00	\$0.00	(\$0.03)
<b>1861 - Darren Everson - 1861 Clearbrooke Dr (Owner)</b>						



**Receivables Type Balances**  
 Clearbrooke Townhouse Condo Assn Inc.  
 Period: 12/1/2024 to 12/31/2024

Date: 1/6/2025  
 Time: 2:49 pm  
 Page: 5

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
Assessment - Maintenance 2024	\$0.00	\$470.19	(\$470.19)	\$0.00	\$0.00	\$0.00
PrePaid	(\$203.90)	\$0.00	\$0.00	\$0.00	(\$36.11)	(\$240.01)
<b>Homeowner Totals:</b>	(\$203.90)	\$470.19	(\$470.19)	\$0.00	\$0.00	(\$240.01)
<b>1862 - Susan L. Woodring &amp; William R. Fisher - 1862 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$494.11	\$494.11	\$0.00	\$0.00	\$0.00	\$988.22
<b>Homeowner Totals:</b>	\$494.11	\$494.11	\$0.00	\$0.00	\$0.00	\$988.22
<b>1863 - Mr &amp; Mrs Robert Ago - 1863 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$580.07	(\$580.07)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$580.07	(\$580.07)	\$0.00	\$0.00	\$0.00
<b>1864 - Alison D. Button - 1864 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$576.40	(\$576.40)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$576.40	(\$576.40)	\$0.00	\$0.00	\$0.00
<b>1865 - Enea &amp; Adela Metaj - 1865 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$565.57	(\$565.57)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$565.57	(\$565.57)	\$0.00	\$0.00	\$0.00
<b>1866 - Margaret Rogan - 1866 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$565.57	(\$565.57)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$565.57	(\$565.57)	\$0.00	\$0.00	\$0.00
<b>1867 - Neil Rothrock - 1867 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$486.36	(\$486.36)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$486.36	(\$486.36)	\$0.00	\$0.00	\$0.00
<b>1868 - Sara Batista - 1868 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$486.36	(\$486.36)	\$0.00	\$0.00	\$0.00
PrePaid	\$0.00	\$0.00	\$0.00	\$0.00	(\$487.00)	(\$487.00)
<b>Homeowner Totals:</b>	\$0.00	\$486.36	(\$486.36)	\$0.00	\$0.00	(\$487.00)
<b>1869 - Robert Augustine - 1869 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$486.36	(\$486.36)	\$0.00	\$0.00	\$0.00
PrePaid	(\$0.01)	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.01)
<b>Homeowner Totals:</b>	(\$0.01)	\$486.36	(\$486.36)	\$0.00	\$0.00	(\$0.01)
<b>1870 - Bryan A. Arnold - 1870 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$486.36	(\$486.36)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$486.36	(\$486.36)	\$0.00	\$0.00	\$0.00
<b>1871 - Maxime Guemboura &amp; Chelsea Hancock - 1871 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$565.57	(\$565.57)	\$0.00	\$0.00	\$0.00
PrePaid	(\$93.97)	\$0.00	\$0.00	\$0.00	\$0.00	(\$93.97)
<b>Homeowner Totals:</b>	(\$93.97)	\$565.57	(\$565.57)	\$0.00	\$0.00	(\$93.97)
<b>1872 - Quillan Perez &amp; Paula Perez - 1872 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$565.57	(\$565.57)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$565.57	(\$565.57)	\$0.00	\$0.00	\$0.00
<b>1873 - Brittany Anne Spilker &amp; Shoaib Hasan Khan - 1873 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$575.54	(\$575.54)	\$0.00	\$0.00	\$0.00
PrePaid	\$0.00	\$0.00	\$0.00	\$0.00	(\$575.54)	(\$575.54)
<b>Homeowner Totals:</b>	\$0.00	\$575.54	(\$575.54)	\$0.00	\$0.00	(\$575.54)
<b>1874 - Kiva Alvarez - 1874 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$580.93	(\$580.93)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$580.93	(\$580.93)	\$0.00	\$0.00	\$0.00
<b>1875 - Ceron &amp; Alejandro Franco - 1875 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$494.74	(\$494.74)	\$0.00	\$0.00	\$0.00



**Receivables Type Balances**  
 Clearbrooke Townhouse Condo Assn Inc.  
 Period: 12/1/2024 to 12/31/2024

Date: 1/6/2025  
 Time: 2:49 pm  
 Page: 6

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
<b>Homeowner Totals:</b>	\$0.00	\$494.74	(\$494.74)	\$0.00	\$0.00	\$0.00
<b>1876 - Richard &amp; Joyce Volta, Sr - 1876 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$542.75	(\$542.75)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$542.75	(\$542.75)	\$0.00	\$0.00	\$0.00
<b>1877 - Heath &amp; Shane Schmitchen - 1877 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	(\$494.74)	\$494.74	\$0.00	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	(\$494.74)	\$494.74	\$0.00	\$0.00	\$0.00	\$0.00
<b>1878 - Mark Bonczek - 1878 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$542.75	(\$542.75)	\$0.00	\$0.00	\$0.00
PrePaid	(\$542.75)	\$0.00	\$0.00	\$0.00	\$542.75	\$0.00
<b>Homeowner Totals:</b>	(\$542.75)	\$542.75	(\$542.75)	\$0.00	\$542.75	\$0.00
<b>1879 - Juan Pablo Franco Ceron - 1879 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$575.54	(\$575.54)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$575.54	(\$575.54)	\$0.00	\$0.00	\$0.00
<b>1880 - Clayton D. Irwin - 1880 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$580.93	(\$580.93)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$580.93	(\$580.93)	\$0.00	\$0.00	\$0.00
<b>1881 - Renee Bauwens - 1881 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$547.50	(\$547.50)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$547.50	(\$547.50)	\$0.00	\$0.00	\$0.00
<b>1882 - Ronald &amp; Nancy Weining - 1882 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$590.35	(\$590.35)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$590.35	(\$590.35)	\$0.00	\$0.00	\$0.00
<b>1883 - Clearbrooke Townhouse Condo Assn Inc - 1883 Clearbrooke Dr (Owner)</b>						
2022 Special Assessment 2022	\$608.04	\$0.00	\$0.00	\$0.00	\$0.00	\$608.04
Assessment - Maintenance 2022	\$1,886.50	\$0.00	(\$1,886.50)	\$0.00	\$0.00	\$0.00
Assessment - Maintenance 2023	\$5,669.16	\$0.00	(\$913.50)	\$0.00	\$0.00	\$4,755.66
Assessment - Maintenance 2024	\$5,741.01	\$521.91	\$0.00	\$0.00	\$0.00	\$6,262.92
Association Owned Unit (Extra Fee) 2020	\$5,466.47	\$0.00	\$0.00	\$0.00	\$0.00	\$5,466.47
Association Owned Unit 2019	\$3,141.91	\$0.00	\$0.00	\$0.00	\$0.00	\$3,141.91
Association Owned Unit 2020	\$9,815.03	\$0.00	\$0.00	\$0.00	\$0.00	\$9,815.03
Association Owned Unit 2021	\$379.00	\$0.00	\$0.00	\$0.00	\$0.00	\$379.00
Other Income/Misc 2020	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
Rental Income 2019	(\$57,793.25)	\$0.00	\$0.00	\$0.00	\$0.00	(\$57,793.25)
<b>Homeowner Totals:</b>	(\$24,586.13)	\$521.91	(\$2,800.00)	\$0.00	\$0.00	(\$26,864.22)
<b>1884 - Kainan Pewitt - 1884 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$478.25	(\$478.25)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$478.25	(\$478.25)	\$0.00	\$0.00	\$0.00
<b>1885 - Bruce K &amp; Jacqueline P Bohnker - 1885 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$521.91	(\$521.91)	\$0.00	\$0.00	\$0.00
PrePaid	(\$0.72)	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.72)
<b>Homeowner Totals:</b>	(\$0.72)	\$521.91	(\$521.91)	\$0.00	\$0.00	(\$0.72)
<b>1886 - Piotr &amp; Dorota Ozog - 1886 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$478.25	(\$478.25)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$478.25	(\$478.25)	\$0.00	\$0.00	\$0.00
<b>1887 - Roger L Harrison &amp; Antje E Weinberger Harrison - 1887 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$547.50	(\$547.50)	\$0.00	\$0.00	\$0.00
PrePaid	(\$24.13)	\$0.00	\$0.00	\$0.00	\$0.00	(\$24.13)
<b>Homeowner Totals:</b>	(\$24.13)	\$547.50	(\$547.50)	\$0.00	\$0.00	(\$24.13)



**Receivables Type Balances**  
 Clearbrooke Townhouse Condo Assn Inc.  
 Period: 12/1/2024 to 12/31/2024

Date: 1/6/2025  
 Time: 2:49 pm  
 Page: 7

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
<b>1888 - William Parker - 1888 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$590.35	(\$590.35)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$590.35	(\$590.35)	\$0.00	\$0.00	\$0.00
<b>1889 - Lora &amp; Kailyn Fischer - 1889 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$547.50	(\$547.50)	\$0.00	\$0.00	\$0.00
PrePaid	(\$547.60)	\$0.00	\$0.00	\$0.00	\$0.00	(\$547.60)
<b>Homeowner Totals:</b>	(\$547.60)	\$547.50	(\$547.50)	\$0.00	\$0.00	(\$547.60)
<b>1890 - Susan Dalzell &amp; f.k.a. Susan McCann - 1890 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$547.50	(\$547.50)	\$0.00	\$0.00	\$0.00
PrePaid	(\$24.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$24.00)
<b>Homeowner Totals:</b>	(\$24.00)	\$547.50	(\$547.50)	\$0.00	\$0.00	(\$24.00)
<b>1891 - Robert Hauser III - 1891 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$521.91	(\$521.91)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$521.91	(\$521.91)	\$0.00	\$0.00	\$0.00
<b>1892 - Caela Motley - 1892 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$521.91	\$521.91	(\$1,043.82)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$521.91	\$521.91	(\$1,043.82)	\$0.00	\$0.00	\$0.00
<b>1893 - Kathleen A. Moss - 1893 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$521.91	(\$521.91)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$521.91	(\$521.91)	\$0.00	\$0.00	\$0.00
<b>1894 - Albona Aliu &amp; Denis Anadio - 1894 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$521.91	\$0.00	\$0.00	\$0.00	\$521.91
<b>Homeowner Totals:</b>	\$0.00	\$521.91	\$0.00	\$0.00	\$0.00	\$521.91
<b>1895 - Cheryl Stephens - 1895 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$547.50	(\$547.50)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$547.50	(\$547.50)	\$0.00	\$0.00	\$0.00
<b>1896 - Maria Lackey - 1896 Clearbrooke Dr (Owner)</b>						
Assessment - Maintenance 2024	\$0.00	\$547.50	(\$547.50)	\$0.00	\$0.00	\$0.00
<b>Homeowner Totals:</b>	\$0.00	\$547.50	(\$547.50)	\$0.00	\$0.00	\$0.00
<b>Assessment Totals / # accts:</b>						
2022 Special Assessment 2022	1	\$608.04	\$0.00	\$0.00	\$0.00	\$608.04
Assessment - Maintenance 2022	1	\$1,886.50	\$0.00	(\$1,886.50)	\$0.00	\$0.00
Assessment - Maintenance 2023	1	\$5,669.16	\$0.00	(\$913.50)	\$0.00	\$4,755.66
Assessment - Maintenance 2024	96	\$15,371.00	\$51,332.91	(\$50,678.07)	\$0.00	\$16,025.84
Association Owned Unit (Extra Fee) 2020	1	\$5,466.47	\$0.00	\$0.00	\$0.00	\$5,466.47
Association Owned Unit 2019	1	\$3,141.91	\$0.00	\$0.00	\$0.00	\$3,141.91
Association Owned Unit 2020	1	\$9,815.03	\$0.00	\$0.00	\$0.00	\$9,815.03
Association Owned Unit 2021	1	\$379.00	\$0.00	\$0.00	\$0.00	\$379.00
Other Income/Misc 2020	1	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
PrePaid	21	(\$3,502.28)	\$0.00	\$0.00	\$0.00	(\$4,781.47)
Rental Income 2019	1	(\$57,793.25)	\$0.00	\$0.00	\$0.00	(\$57,793.25)
<b>Association Totals:</b>		(\$18,458.42)	\$51,332.91	(\$53,478.07)	\$0.00	(\$1,279.19)
						(\$21,882.77)



**Cash Disbursement**  
 Clearbrooke Townhouse Condo Assn Inc.  
 12/1/2024 - 12/31/2024

Date: 1/6/2025  
 Time: 2:49 pm  
 Page: 1

Date	Check #	Payee	Amount
<b>11-1015-00-00 South State Operating - 0936</b>			
12/01/2024	12080	Ameri-Tech Realty, Inc.	\$1,282.00
		<b>Invoice #: Dec 2024</b>	
		50-5800-00-09 Invoice: Dec 2024; Management Fee Exp 12/24-30 day notice	\$1,100.00
		50-5010-00-09 Invoice: Dec 2024; Admin & Office Exp	\$150.00
		50-5010-00-09 Invoice: Dec 2024; Delinquencies	\$32.00
12/04/2024	12082	Quillan Perez	\$1,800.00
		<b>Invoice #: Reimbursement</b>	
		50-6100-00-09 Invoice: Reimbursement; Repair/Maint - Building-Reimbursement	\$1,800.00
12/04/2024	12083	Jonas Menarde	\$578.50
		<b>Invoice #: PE: 11-30-24</b>	
		50-6400-00-09 1099; Salaries Expense-1099	\$578.50
12/04/2024	12084	Dunedin Plumbing, Inc.	\$335.61
		<b>Invoice #: 263611</b>	
		50-6100-00-09 Invoice: 263611; Repair/Maint - Building	\$335.61
12/04/2024	12085	Richard Eastmead	\$585.00
		<b>Invoice #: RLS-Repair 11-7-24</b>	
		50-6100-00-09 Invoice: RLS-Repair 11-7-24; Repair/Maint - Building	\$585.00
12/04/2024	12086	Florida Chemical Laboratories	\$701.41
		<b>Invoice #: 141387</b>	
		50-6200-00-09 Multiple Invoices; Pool Maintenance/Supplies	\$140.81
		<b>Invoice #: 141549</b>	
		50-6200-00-09 Multiple Invoices; Pool Maintenance/Supplies	\$177.60
		<b>Invoice #: PS141412NOV24</b>	
		50-6200-00-09 Multiple Invoices; Pool Maintenance/Supplies	\$383.00
12/04/2024	12087	Evans Lawn Care & Landscaping, Inc.	\$3,920.00
		<b>Invoice #: 669</b>	
		50-5400-00-09 Invoice: 669; Lawn & Irrigation Service	\$3,345.00
		50-5440-00-09 Invoice: 669; Tree Trimming	\$350.00
		50-5420-00-09 Invoice: 669; Irrigation Repairs	\$225.00
12/11/2024	12088	Duke Energy Payment Processing	\$383.98
		50-7000-00-09 9100 8665 4526; Electric	\$383.98
12/11/2024	12089	Ameri-Tech Realty, Inc.	\$250.00
		<b>Invoice #: Transparency Repor</b>	
		50-5010-00-09 Invoice: Transparency Reportg; Office Expense	\$250.00
12/12/2024	12090	Jonas Menarde	\$200.00
		<b>Invoice #: Christmas Bonus</b>	
		50-6400-00-09 1099; Salaries Expense-Christmas Bonus	\$200.00
12/13/2024		12-1035-00-00 Transfer to South State Reserve - 0939; Funds Transfer	\$11,064.68
12/13/2024	0	IPFS Corporation	\$15,100.27
		<b>Invoice #: 10</b>	
		50-5300-00-09 Invoice: 10; Insurance	\$15,100.27
12/13/2024	12092	Waste Pro-Clearwater	\$936.59
		<b>Invoice #: 000150660</b>	
		50-7004-00-09 Invoice: 000150660; Utilities - Trash	\$936.59
12/13/2024	12093	Greenberg Nikoloff, P.A.	\$669.58
		<b>Invoice #: 17915</b>	
		50-5900-00-09 Invoice: 17915; Professional - Legal	\$669.58
12/13/2024	0	Spectrum	\$6,084.53
		<b>Invoice #: 2072247112624</b>	
		50-7005-00-09 Invoice: 2072247112624; Spectrum-Ring Clubhouse	\$6,084.53
12/13/2024	12094	Duke Energy Payment Processing	\$204.41
		50-7000-00-09 9100 8665 4352; Electric	\$204.41





**Cash Disbursement**  
 Clearbrooke Townhouse Condo Assn Inc.  
 12/1/2024 - 12/31/2024

Date: 1/6/2025  
 Time: 2:49 pm  
 Page: 2

Date	Check #	Payee	Amount
12/16/2024	12095	Jonas Menarde <b>Invoice #: PE: 12-14-2024</b> 50-6400-00-09 Invoice: PE: 12-14-2024; Salaries Expense-1099	\$832.00 \$832.00
12/18/2024	12096	Ameri-Tech Realty, Inc. <b>Invoice #: Kimberly Hazlett</b> 50-5010-00-09 Invoice: Kimberly Hazlett; Application Fee per Application	\$50.00 \$50.00
12/18/2024	12097	Tenant Check LLC <b>Invoice #: 205625</b> 50-5010-00-09 Invoice: 205625; Background Check	\$15.00 \$15.00
12/19/2024	12098	Ameri-Tech Realty, Inc. <b>Invoice #: 1884-Non-Com</b> 50-5010-00-09 Invoice: 1884-Non-Com; Office Expense	\$4.00 \$4.00
12/30/2024	12099	Home Depot Credit Services Dept 32 50-6100-00-09 Repair/Maint - Building	\$153.07 \$153.07
12/30/2024	12100	Ameri-Tech Realty, Inc. <b>Invoice #: Non-Com 1</b> 50-5010-00-09 Invoice: Non-Com 1; Office Expense	\$4.00 \$4.00
12/30/2024	12101	Ameri-Tech Realty, Inc. <b>Invoice #: Non-Com-3</b> 50-5010-00-09 Invoice: Non-Com-3; Office Expense	\$12.00 \$12.00
12/30/2024	0	Truist Bank 50-6100-00-09 Repair/Maint - Building 50-6100-00-09 Repair/Maint - Building (Reversal)	Voided on 12/30/2024 2:44:10PM \$35.51 (\$35.51)
12/30/2024	12102	Jonas Menarde <b>Invoice #: PE: 12-28-24</b> 50-6400-00-09 1099; Salaries Expense-1099	\$819.00 \$819.00
12/30/2024	0	Truist Bank 50-6100-00-09 Repair/Maint - Building	\$32.15 \$32.15
		<b>Account Totals</b>	<b># Checks: 25</b> <b>\$46,017.78</b>
<b>12-1035-00-00 South State Reserve - 0939</b>			
12/05/2024	2004	Evans Lawn Care & Landscaping, Inc. <b>Invoice #: 619</b> 20-2010-00-00 Invoice: 619; Storm Clean up-Trees-Grind Stumps	\$26,677.00 \$26,677.00
12/05/2024	2005	Paradise Palm Services LLC <b>Invoice #: 725</b> 20-2010-00-00 Invoice: 725; Tree Removals & Haul Away	\$10,000.00 \$10,000.00
		<b>Account Totals</b>	<b># Checks: 2</b> <b>\$36,677.00</b>
		<b>Association Totals</b>	<b># Checks: 27</b> <b>\$82,694.78</b>

Clearwater

DA

Evans Lawn Care and Landscape Inc  
1135 Lemon Tree Ln  
Palm Harbor, FL 34683-2716 US  
+1 7277871068  
johnevanlawncares@yahoo.com

# Invoice



BILL TO  
Clearbrooke c/o Ameritech Realty Inc  
24701 US Hwy 19 N #102  
Clearwater, FL 33763

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
619	11/01/2024	\$26,677.00	11/16/2024	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Landscaping	Full service	1	3,345.00	3,345.00
	Irrigation	rotor	1	35.00	35.00
	Irrigation	6 zone mod	1	197.00	197.00
	Irrigation	labor	1	140.00	140.00
	Clean Up	storm clean up 18 trees plus branches	1	12,480.00	12,480.00
	Dump Fee	Dump Fee	1	1,780.00	1,780.00
	Clean Up	Grind medium stumps	10	385.00	3,850.00
	Clean Up	grind large stumps	10	485.00	4,850.00
BALANCE DUE					<b>\$26,677.00</b>

Thank you for your business.



From: AMERI-TECH REALTY, INC.  
P.O. BOX 14357  
CLEARWATER, FL 33766  
(727) 726-8000

Date: 11/04/2024  
Prop Id: AMERI-TECH  
Unit: 231

To: Clearbrooke T/Hm Condos (96)  
24701 US HIGHWAY 19 N #102-231  
CLEARWATER, FL 33763

Total Due: \$1,250.00

---

**Billing Statement**

---

Management Fee	\$1,100.00
Admin & Office Exp	\$150.00
Total Due	\$1,250.00

Please Remit for December

Delinquencies 8 x \$4.00 32.00  
Manual Deposits        x \$3.00         
Return/NSF Checks        x \$3.00       

---

Payable to AMERI-TECH REALTY, INC.



# Bi-Weekly Time Sheet

Name JONAS MENARDE

Facility CLEARBROOKE Week ending (Sat)

## WEEK ONE

DATE	TIME IN	TIME OUT	
Sunday <u>  /  /  </u>			
Monday <u>11/18/24</u>	<u>9:00 AM</u>	<u>3:30 PM</u>	
Tuesday <u>11/19/24</u>	<u>11:30 AM</u>	<u>2:45 PM</u>	
Wednesday <u>  /  /  </u>			
Thursday <u>  /  /  </u>			
Friday <u>11/22/24</u>	<u>10:00 AM</u>	<u>3:30 PM</u>	
Saturday <u>  /  /  </u>			

Total Hrs

Week ending (Sat)

## WEEK TWO

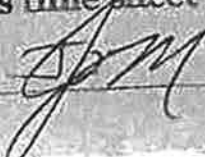
DATE	TIME IN	TIME OUT	
Sunday <u>  /  /  </u>			
Monday <u>11/25/24</u>	<u>9:00 AM</u>	<u>4:00 PM</u>	
Tuesday <u>  /  /  </u>			
Wednesday <u>  /  /  </u>			
Thursday <u>  /  /  </u>			
Friday <u>  /  /  </u>			
Saturday <u>  /  /  </u>			

Total Hrs

Total Hrs

By signing this time sheet I certify the hours worked are

Employee:



Evans Lawn Care and Landscape Inc  
 1135 Lemon Tree Ln  
 Palm Harbor, FL 34683-2716 US  
 +1 7277871068  
 johnevanslawncare@yahoo.com

# Invoice

Clearbrooke

DA



BILL TO  
 Clearbrooke c/o Ameritech Realty Inc  
 24701 US Hwy 19 N #102  
 Clearwater, FL 33763

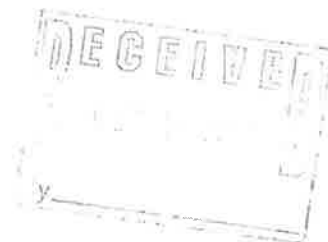
INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
669	12/01/2024	\$3,920.00	12/16/2024	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Landscaping	Full service	1	3,345.00	3,345.00
	Tree Service	Grind stump	1	350.00	350.00
	Irrigation	4 inch pop up with nozzles	1	15.00	15.00
	Irrigation	Rotor	2	35.00	70.00
	Irrigation	labor	1	140.00	140.00

Thank you for your business.

BALANCE DUE

**\$3,920.00**



Clearwater 2 years

**All Repair and Restoration LLC.**  
2600 Quantum Blvd  
Boynton Beach, FL 33426 US  
(888)998-2DRY (2379)  
invoicing@alldryusa.com

### Invoice



*Reimbursement*

**BILL TO**  
Quillan Perez  
FLF-24-7729-WTR  
1872 Clearbrooke Dr,  
Clearwater, FL 33760 USA

**SHIP TO**  
Quillan Perez  
FLF-24-7729-WTR  
1872 Clearbrooke Dr,  
Clearwater, FL 33760 USA

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
FLF-24-7729-WTR	11/11/2024	\$0.00	12/11/2024	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
<b>Water - Private Pay</b>	Water Mitigation Charges	1	1,800.00	1,800.00
SUBTOTAL				1,800.00
TOTAL				0.00
TOTAL				1,800.00
PAYMENT				1,800.00
BALANCE DUE				<b>\$0.00</b>

Contact All Repair and Restoration LLC. to pay.

**PAID**

**Debbie Agathos**

---

**From:** Angela Johnson  
**Sent:** Monday, November 25, 2024 5:47 PM  
**To:** Debbie Agathos  
**Subject:** FW: Reimbursement Request  
**Attachments:** PDF document.pdf; Unknown.pdf

Please process for reimbursement for Clearbrooke. Homeowner is at 1872. Thank you

*Angela Johnson*

**LCAM & Realtor**

Ameri-Tech Community Management, Inc.  
24701 US Highway 19 N, Suite 102  
Clearwater, FL 33763

Cell: 727-871-3552  
Office: 727-726-8000 ext-353

[ajohnson@ameritechmail.com](mailto:ajohnson@ameritechmail.com)



**Confidentiality Disclaimer:** This e-mail message and any attachments are private communication, and may contain confidential, legally privileged information meant solely for the intended recipient. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. Please notify the sender immediately by replying to this message, then delete the e-mail and any attachments from your system. Thank you.

**From:** Quillan Perez <[quillanperez@gmail.com](mailto:quillanperez@gmail.com)>  
**Sent:** Friday, November 22, 2024 10:00 AM  
**To:** Angela Johnson <[ajohnson@ameritechmail.com](mailto:ajohnson@ameritechmail.com)>  
**Subject:** Reimbursement Request

Good morning,

This is Quillan Perez. I live at 1872 Clearbrooke Dr Clearwater FL 33760. Earlier this month I paid for work to be



Clearbrooke (3)



**Bill To**

Clearbrooke (Revised)

**Paradise Palm Services LLC**

902 14th St  
Palm Harbor, FL 34683  
Phone: (727) 218-9922  
Email: paradisepalmservices@gmail.com  
Web: www.paradisepalmservices.net

Payment terms 7 Days  
Invoice # 725  
Date 11/11/2024

**Description**

**Total**

---

Pine Removal (near pool area) \$6,000.00  
Remove leaning Pine tree. Clean up and haul away debris.



Pine Removal (near building) \$6,000.00  
Remove uprooting Pine tree. Clean up and haul away debris.



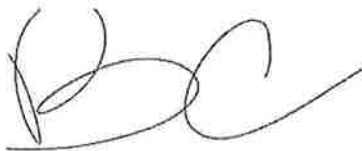
<b>Subtotal</b>	\$12,000.00
<b>Discount</b>	\$2,000.00
<b>Total</b>	<b>\$10,000.00</b>

---

**Notes:**

\*Price reflects removing both trees as the same time, as we will already have equipment on site.

By signing this document, the customer agrees to the services and conditions outlined in this document.



---

Signed on: 11/11/2024  
Ben Couchenour

---

Signed on: 11/11/2024  
Clearbrooke (Revised)

**DUNEDIN  
PLUMBING, INC.**  
(727) 734-2879  
483 Patricia Avenue Dunedin, FL 34698  
Lic. #CFC1426256



*Clearbrooke*  
**JOB INVOICE** *DA*

263611

TO

*Clearbrooke Townhomes*  
*ClO*  
*Ameritech*

\*\*THERE WILL BE A 3% CONVENIENCE CHARGE ON ALL CREDIT CARD TRANSACTIONS\*\*

TERMS: \*Payable upon completion of work  
\*1.5% interest per month on past due accounts

PHONE <i>871-3552</i>	DATE OF ORDER <i>7/12/24</i>
ORDER TAKEN BY	CUSTOMER'S ORDER NUMBER
<input checked="" type="checkbox"/> DAY WORK	<input type="checkbox"/> CONTRACT
<input type="checkbox"/> EXTRA	
JOB NAME/NUMBER	
JOB LOCATION <i>1869 Clearbrooke Dr</i>	
JOB PHONE <i>Clearwater</i>	STARTING DATE

QTY.	MATERIAL	PRICE	AMOUNT	DESCRIPTION OF WORK
1	<i>3/4 PVC Coupling</i>		6.00	<i>Leak on main</i>
1	<i>3/4 Sch 80 Female</i>		10.00	
1	<i>3/4 copper Slip Coupling</i>		7.00	<i>Leak on 3/4 PVC Main. Removed bad section &amp; replaced w/new. Tested w/no issues.</i>

**OTHER CHARGES**

*Shop supply* 15.00

THANK YOU FOR YOUR BUSINESS!

PLEASE PAY FROM THIS INVOICE

LABOR	TOTAL OTHER		AMOUNT
	HRS.	RATE	
<i>Mike B</i>	1.5		256.00
<i>Swayer</i>	.5		40.00
			15.00
			296.00

\*NO WARRANTY ON STOPPAGES  
\*NO WARRANTY ON CUSTOMER SUPPLIED MATERIALS  
\*90 DAY LIMITED WARRANTY ON WATER HEATER, FAUCET AND TOILET REPAIRS UNLESS STATED ABOVE

DATE COMPLETED TOTAL MATERIALS *23.00*

TOTAL LABOR *296.00*  
TOTAL MATERIALS *23.00*  
TOTAL OTHER *15.00*

Work ordered by \_\_\_\_\_  
Signature \_\_\_\_\_  
I hereby acknowledge the satisfactory completion of the above described work.

Thank You

TAX *1.61*  
TOTAL *335.61*

Clearbrook DA  
Invoice

Florida Chemical Laboratories  
PO Box 12107  
St Petersburg, FL 33733 US  
+1 7275731481  
accounting@floridachemicalpools.com

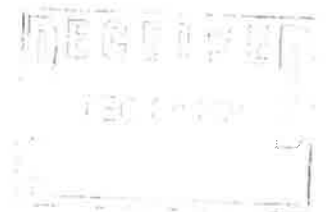
**BILL TO**  
Clearbrooke Townhomes  
c/o Ameri-Tech Property Mgmt  
24701 US19 N Ste 102  
Clearwater, FL 33763

**SHIP TO**  
Clearbrooke Townhomes  
1800 Clearbrooke Dr  
Clearwater, FL 33760

<b>INVOICE #</b>	<b>DATE</b>	<b>TOTAL DUE</b>	<b>DUE DATE</b>	<b>TERMS</b>	<b>ENCLOSED</b>
141387	11/07/2024	\$140.81	12/07/2024	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
2.5 GAL BLEACH	8	16.45	131.60T
SUBTOTAL			131.60
TAX			9.21
TOTAL			140.81
BALANCE DUE			<b>\$140.81</b>

We appreciate your business!



Clearbrooke

Invoice

DA

Florida Chemical Laboratories  
PO Box 12107  
St Petersburg, FL 33733 US  
+1 7275731481  
accounting@floridachemicalpools.com

BILL TO  
Clearbrooke Townhomes  
c/o Ameri-Tech Property Mgmt  
24701 US19 N Ste 102  
Clearwater, FL 33763

SHIP TO  
Clearbrooke Townhomes  
1800 Clearbrooke Dr  
Clearwater, FL 33760

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
PS141412NOV24	11/27/2024	\$383.00	12/27/2024	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
MONTHLY POOL SERVICE		383.00	383.00
SUBTOTAL			383.00
TAX			0.00
TOTAL			383.00
BALANCE DUE			<b>\$383.00</b>

We appreciate your business!



Florida Chemical Laboratories  
PO Box 12107  
St Petersburg, FL 33733 US  
+1 7275731481  
accounting@floridachemicalpools.com

Clearwater  
Invoice DA

**BILL TO**  
Clearbrooke Townhomes  
c/o Ameri-Tech Property Mgmt  
24701 US19 N Ste 102  
Clearwater, FL 33763

**SHIP TO**  
Clearbrooke Townhomes  
1800 Clearbrooke Dr  
Clearwater, FL 33760

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
141549	11/29/2024	\$177.60	12/29/2024	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
2.5 GAL BLEACH	8	16.45	131.60T
25LB DE	1	34.38	34.38T
SUBTOTAL			165.98
TAX			11.62
TOTAL			177.60
BALANCE DUE			<b>\$177.60</b>

We appreciate your business!









duke-energy.com  
800.700.8744

### Your usage snapshot - Continued

<b>Current electric usage for meter number 4165117</b>	
Actual reading on Dec 3	145601
Previous reading on Nov 5	- 143311
<hr/>	
Energy Used	2,290 kWh
Billed kWh	2,290.000 kWh

### Billing details - Electric

<b>Billing Period - Nov 05 24 to Dec 03 24</b>	
<b>Meter - 4165117</b>	
Customer Charge	\$12.89
Energy Charge	
1,000.000 kWh @ 10.260c	102.60
Energy Charge	
1,290.000 kWh @ 11.429c	147.44
Fuel Charge	
1,000.000 kWh @ 4.372c	43.72
Fuel Charge	
1,290.000 kWh @ 5.442c	70.20
Asset Securitization Charge	
2,290.000 kWh @ 0.227c	5.20
<b>Total Current Charges</b>	<b>\$382.05</b>

Your current rate is Residential Load Mgt (RSL-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

### Billing details - EnergyWise

Load Management Credit	\$-8.00
<b>Total EnergyWise</b>	<b>\$-8.00</b>

### Billing details - Taxes

Regulatory Assessment Fee	\$0.33
Gross Receipts Tax	9.60
<b>Total Taxes</b>	<b>\$9.93</b>

fp\_dof.duke.bills.20241204215937.2.5.afp-34391-000008437



DA

AMERI-TECH PROPERTY MANAGEMENT, INC  
24701 US HIGHWAY 19 N - SUITE 102  
CLEARWATER, FL 33763  
(727) 726-8000

TO: CLEARBROOKS TOWNHOUSE CONDO      DATE: 12/6/2024

**BILLING STATEMENT**

Date	Item	Charges	Balance Due
12/6/24	REPORTING OF BOIR TRANSPARANCY ACT REQUIREMENTS		\$250.00
	<b>TOTAL</b>		<b>\$250.00</b>

EXPLANATION:  
  
CTA BOIR TRANSPARANCY REPORTING REQUIREMENTS

*Handwritten signature*

**Debbie Agathos**

---

**From:** Angela Johnson  
**Sent:** Wednesday, December 11, 2024 9:30 PM  
**To:** Debbie Agathos  
**Subject:** FW: Jonas Holiday Bonus

**From:** Peggy R <mrogan2424@gmail.com>  
**Date:** Tuesday, December 10, 2024 at 6:23 PM  
**To:** Angela Johnson <ajohnson@ameritechmail.com>  
**Subject:** Jonas Holiday Bonus

Please let Debbie know we approved \$200 for Jonas for holiday bonus. 🎄  
Thanks



Clearbrooke (3)



November 26, 2024  
Invoice Number: 2072247112624  
Account Number: 8337 13 015 2072247  
Security Code: 4370  
Service At: 1800 CLEARBROOKE DR  
BULK PROP  
CLEARWATER FL 33760-1429

Auto Pay Notice

NEWS AND INFORMATION

Have questions about your bill?  
Visit [spectrumcommunitysolutions.net/billing](http://spectrumcommunitysolutions.net/billing)  
Or, call us at 1-833-832-5290



**Summary** *Service from 11/26/24 through 12/25/24  
details on following pages*

Previous Balance	6,084.53
Payments Received -Thank You!	-6,084.53
<b>Remaining Balance</b>	<b>\$0.00</b>
Community Solutions Services	5,454.31
Spectrum TV™	0.00
Other Charges	368.13
Taxes, Fees and Charges	262.09
Current Charges	\$6,084.53
<b>YOUR AUTO PAY WILL BE PROCESSED 12/13/24</b>	
<b>Total Due by Auto Pay</b>	<b>\$6,084.53</b>

PAID  
NOV 28 2024

**Thank you for choosing Spectrum Community Solutions.**  
We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 26 11272024 NNNNNNNN 01 001211 0004

Clearbrooke Townhomes  
24701 US HIGHWAY 19 N STE 102  
CLEARWATER FL 33763-4086

November 26, 2024  
Clearbrooke Townhomes

Invoice Number: 2072247112624  
Account Number: 8337 13 015 2072247  
Service At: 1800 CLEARBROOKE DR  
BULK PROP  
CLEARWATER FL 33760-1429

**Total Due by Auto Pay \$6,084.53**



SPECTRUM  
PO BOX 7186  
PASADENA CA 91109-7186



833713015207224706084537



Invoice Number: 2072247112624
Account Number: 8337 13 015 2072247
Security Code: 4370

Have questions about your bill?
Visit spectrumcommunitysolutions.net/billing
Or, call us at 1-833-832-5290

8833 2390 NO RP 26 11272024 NNNNNNNN 01 001211 0004

Charge Details

Table with 3 columns: Description, Amount, and Balance. Rows include Previous Balance (6,084.53), EFT Payment (11/13, -6,084.53), and Remaining Balance (\$0.00).

Payments received after 11/26/24 will appear on your next bill.
Service from 11/26/24 through 12/25/24

Community Solutions Services

Table listing services and their costs: Spectrum TV Platinum and Spectrum Internet Ultra with WiFi (5,213.75), Spectrum Receiver (0.00), Resi Bulk HD Receiver (0.00), DVR Service (240.56), Cloud DVR Plus (0.00), Resi Bulk 2nd DVR Receiver (0.00), and Community Solutions Services Total (\$5,454.31).

Spectrum TV™

Table listing Xumo Stream Box (0.00) and Spectrum TV™ Total (\$0.00).

Other Charges

Table listing Broadcast TV Surcharge (368.13) and Other Charges Total (\$368.13).

Taxes, Fees and Charges

Table listing FCC Admin Fee (0.47), Communications Services Tax (261.62), Taxes, Fees and Charges Total (\$262.09), Current Charges (\$5,084.53), and Total Due by Auto Pay (\$6,084.53).

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.).

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Programming Changes - For information on any upcoming programming changes, please consult the Legal Notices published in your local newspaper and on spectrum.net/programmingnotices.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Terms and Conditions of Service, Spectrum services are billed on a monthly basis.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.



Continued on the next page...

Local Spectrum Store: 4049 Park Blvd, Pinellas Park FL 33781 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call 1-833-832-5290





Page 3 of 4

November 26, 2024

Clearbrooke Townhomes  
Invoice Number: 2072247112624  
Account Number: 8337 13 015 2072247  
Security Code: 4370

**Have questions about your bill?**  
Visit [spectrumcommunitysolutions.net/billing](https://spectrumcommunitysolutions.net/billing)  
Or, call us at **1-833-832-5290**

8633 2390 NO RP 28 11272024 NNNNNNNN 01 001211 0004

**Video Closed Captioning Inquiries** - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **865-70-SPECTRUM** or email [closedcaptioningsupport@charter.com](mailto:closedcaptioningsupport@charter.com).

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email [closedcaptioningissues@charter.com](mailto:closedcaptioningissues@charter.com).



DEC 03 2024



0121 - Waste Pro - Clearwater  
5170 126th Ave N  
Clearwater, FL 33760-4615  
(727) 452-5278

DA

Clearbrooke

AMERI-TECH COMMUNITY MGMT  
24701 US HIGHWAY 19 N STE 102  
CLEARWATER FL 33763-4086

**Account Details**

**Account #/ Invoice#:** 009959/0001500660  
**Invoice Date:** 11/20/2024  
**Balance Forward:** \$936.59  
**Payments:** -\$936.59  
**Adjustments:** \$0.00  
**New Charges:** \$936.59  
**Total Amount Due:** \$936.59



**Detail of Payments and Charges**

Current	0-30 Days	31-60 Days	61-90 Days	Over 90
\$936.59	\$0.00	\$0.00	\$0.00	\$0.00

Dates	Description	Qty	Charge
11/08/2024	Payment - #000012062		-\$936.59
<b>Site 009959 Clearbrooke Condo Assoc 1800 Clearbrooke Dr</b>			
12/01/2024 - 12/31/2024	96Gal Solid Waste Residential	96	\$936.59
<b>Site Total:</b>			<b>\$936.59</b>
<b>Total:</b>			<b>\$936.59</b>

**Important Message**

Due to rising costs, your invoice may reflect a rate adjustment. Please be assured that Waste Pro has made every effort to keep increases to a minimum. Thank you for your continued business. Please note your remittance address has changed.



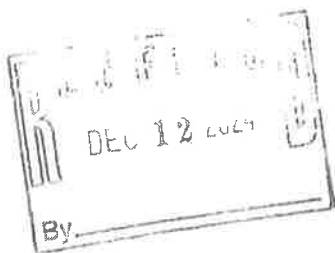
**GO PAPERLESS!**

Sign Up for Invoice Notifications!

- Convenience
- Security
- Accessibility
- Savings

Log on to our website at [www.wasteprousa.com](http://www.wasteprousa.com) click on Online Bill Pay on the right of the page. Choose your location and create an account. You can make payments and set up paperless billing. You can access your account anytime anywhere. An explanation of the Environmental Recovery Fee is available in the SUSTAINABILITY section on our website [www.wasteprousa.com](http://www.wasteprousa.com)

**PAYMENT DUE UPON RECEIPT  
LATE PAYMENT FEES WILL BE ASSESSED IF PAYMENT  
IS NOT RECEIVED ON OR BEFORE 12/20/2024  
THANK YOU FOR YOUR BUSINESS AND PROMPT PAYMENT. HAVE A  
GREAT DAY!**



If you have questions about your invoice, please call our Customer Service Representatives at (727) 452-5278. Please detach and return this portion with your payment.

**Remittance Section**

**Account Number:** 009959  
**Invoice Number:** 0001500660  
**Invoice Date:** 11/20/2024  
**Amount Due Now:** \$936.59  
**Amount Enclosed:** \$ \_\_\_\_\_

Please put your account number on your check and make payable to WastePro or to pay online go to [www.wasteprousa.com/bill-pay/](http://www.wasteprousa.com/bill-pay/)



0121 - Waste Pro - Clearwater  
5170 126th Ave N  
Clearwater, FL 33760-4615  
(727) 452-5278

Return Service Requested

1350000002 PRESORT PBPS001 <B>  
AMERI-TECH COMMUNITY MGMT  
24701 US HIGHWAY 19 N STE 102  
CLEARWATER FL 33763-4086

Waste Pro - Clearwater  
PO BOX 947233  
Atlanta, GA 30394-7233

012100000099590001500660000936592



**Greenberg  
Nikoloff** P.A.

FLORIDA COMMUNITY  
ASSOCIATION LAWYERS

*(Clearbrook 2)*  
DA

**Please Remit Payment to:**

Greenberg Nikoloff, P.A.  
1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698  
(727) 738-1100  
Tax I.D. 59-3274526

Clearbrooke Townhouse Condominium Association, Inc.  
c/o Ameri-Tech Community Management  
24701 US Highway 19 North  
Suite 102  
Clearwater, FL 33763

## Invoice

Invoice Number 17915  
Invoice Date 12/02/2024  
Amount Due \$669.58

## Miscellaneous

### Fees

Date	Subject	Staff	Hours	Total
11/07/2024	Receipt and review of response from attorney representing Armer and in dispute of propane tank removal demand; review of file; preparation of correspondence to client addressing status of the matter, enclosing latest response from owner's attorney, addressing how the Association may proceed with enforcement of violation and asking client to advise how the Board desires to proceed.	SCN	0.70	\$210.00
11/21/2024	Receipt of client authorization to proceed with presuit mediation demand as to continuing unauthorized propane tank violation; review of file; confirm ownership of property with property appraiser; review Association's governing documents; review relevant law; preparation of presuit mediation demand to Armer addressing same.	SCN	0.90	\$270.00
11/21/2024	Review of title commitment from client; preparation of correspondence to client about how to clear title defect on former Thorton unit.	SCN	0.60	\$180.00
				<b>\$660.00</b>

### Expenses

Date	Subject	Cost	Qty	Total
11/21/2024	Postage Expense - Armer Presuit (certified and regular mail to owner, regular mail to owner's attorney)	\$9.58	1.00	\$9.58
				<b>\$9.58</b>



<b>Subtotal</b>	<b>\$669.58</b>
<b>Total</b>	<b>\$669.58</b>
<b>Prior Balances</b>	<b>\$360.00</b>
<b>Payments Since Last Invoice</b>	<b>-\$360.00</b>
<b>Total Balance Due</b>	<b>\$669.58</b>

**Prior Balances**

<b>Date</b>	<b>Invoice Number</b>	<b>Due Date</b>	<b>Amount</b>	<b>Payments/Credits</b>	<b>Due</b>
11/01/2024	17495	11/30/2024	\$360.00	\$360.00	\$0.00
<b>Total</b>			<b>\$360.00</b>	<b>\$360.00</b>	<b>\$0.00</b>



duke-energy.com  
877.372.8477

Clearbrooke  
Your Energy Bill *DA* Page 1 of 3

Service address  
CLEARBROOKE CONDO ASN  
0770 LARGO CO RD  
CO RD 118

Bill date Dec 10, 2024  
For service Nov 10 - Dec 9  
30 days

Account number 9100 8665 4352

### Billing summary

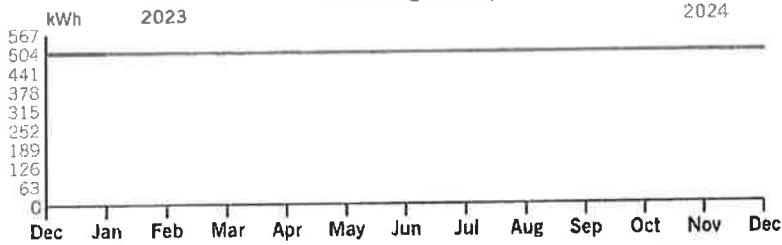
Previous Amount Due	\$204.41
Payment Received Nov 22	-204.41
Current Lighting Charges	189.33
Taxes	15.08
<b>Total Amount Due Dec 31</b>	<b>\$204.41</b>



Thank you for your payment.

### Your usage snapshot

#### Electric usage history



#### Average temperature in degrees

64° 62° 62° 70° 73° 81° 83° 84° 84° 83° 76° 72° 57°

	Current Month	Dec 2023	12-Month Usage	Avg Monthly Usage
Electric (kWh)	504	504	6,048	504
Avg. Daily (kWh)	17	17	16	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail  
PO Box 1090  
Charlotte, NC 28201-1090

Account number  
9100 8665 4352

**\$204.41**  
by Dec 31

After Dec 31, the amount due will increase to \$209.41.

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
Add here, to help others with a contribution to Share the Light **Amount enclosed**

029865 000000556  
CLEARBROOKE CONDO ASN  
C/O AMERI-TECH COMMUNITY MGM  
24701 US HIGHWAY 19 N STE 102  
CLEARWATER FL 33763-4086



Duke Energy Payment Processing  
PO Box 1094  
Charlotte, NC 28201-1094

8891008665435200066000000000000000002044100000204412

fb\_def.duke.bills.2024/209215543.1.afp-59729-000000656



duke-energy.com  
877.372.8477

Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Nov 10 - Dec 09</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
SV PT 4000	8	168 kWh
SV RW 9500	8	336 kWh
<b>Total</b>	<b>16</b>	<b>504 kWh</b>

Billing details - Lighting

<b>Billing Period - Nov 10 24 to Dec 09 24</b>	
Customer Charge	\$1.70
Energy Charge	
504.000 kWh @ 4.124c	20.79
Fuel Charge	
504.000 kWh @ 4.343c	21.89
Asset Securitization Charge	
504.000 kWh @ 0.061c	0.31
Fixture Charge	
SV RW 9500	32.32
SV PT 4000	39.60
Maintenance Charge	
SV PT 4000	14.88
SV RW 9500	14.72
Pole Charge	
WOOD 30/35	
8 Pole(s) @ \$4.320	34.56
WOOD 14 LAMINATED 1	
8 Pole(s) @ \$1.070	8.56
<b>Total Current Charges</b>	<b>\$189.33</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit [duke-energy.com/rates](http://duke-energy.com/rates)

fb.def.duke.bills.20241209215543.1.afp-59731-0000000556

Billing details - Taxes

State And Other Taxes	\$11.88
Regulatory Assessment Fee	0.16
Gross Receipts Tax	1.15
County Optional Tax	1.89
<b>Total Taxes</b>	<b>\$15.08</b>



**IPFS CORPORATION**

(IPFS)  
3522 THOMASVILLE RD  
STE 400  
TALLAHASSEE, FL 32309  
(877)674-3076 - FAX: (800)808-8784

ACH PAYMENT LETTER	
REFER TO THIS ACCOUNT NO. IN ALL CORRESPONDENCE	ACCOUNT NUMBER
	<b>FLS-218657</b>

IF YOU HAVE ANY QUESTIONS, PLEASE CALL: (877)674-3076

**DATE MAILED:** 12/12/24

**INSURED**  
CLEARBROOKE TOWNHOUSE COA  
C/O AMERITECH COMMUNITY M  
24701 US HIGHWAY 19 N STE 102  
CLEARWATER, FL 33763-4086



1-0.1600 00000D9RPCYL2 1/1 BIN:0 0-166

CLEARBROOKE TOWNHOUSE COA  
C/O AMERITECH COMMUNITY M  
24701 US HIGHWAY 19 N STE 102  
CLEARWATER, FL 33763-4086

**AGENT**  
USI INS SERVICES/TAMPA (W)  
2502 N ROCKY POINT DR STE 400  
TAMPA, FL 33607

1-0.1600 00000D9RPCYL2 1/1 BIN:0 0-166

**Subject:** Loan Number FLS-218657

**Dear CLEARBROOKE TOWNHOUSE COA:**

This letter is to remind you of an authorization to make payment to IPFS CORPORATION through your bank account.

Details regarding the transaction appear below:

Payment Amount: \$15,100.27  
 Technology Fee (non-refundable fee from AndDone): \$0.00  
 Date: 12/13/24  
 ABA: \*\*\*\*4030  
 Bank Account Number: \*\*\*\*\*0936  
 Drawn On: SOUTHSTATE BANK, N.A.

We will withdraw this payment from your bank account. Please retain this letter for your records. This debit will be included in your bank account statement.

If you have any questions, please contact our Customer Service Department at (877)674-3076

**Make online payments or view account information at [www.ipfs.com](http://www.ipfs.com).**

**Please use access code WRSJM5N to register (first time users).**

# AMERI-TECH / ATM

## Bi-Weekly Time Sheet

Name JONAS MENARDE

Facility CLEARBROOK Week ending (Saturday's date) 12/7/24

**WEEK ONE**

DATE	TIME IN	TIME OUT	BRK/LEAVE	TOTAL HOURS
Sunday				
Monday 12/2/24	8:00 AM	3 PM		7.0 HR
Tuesday				
Wednesday				
Thursday				
Friday 12/6/24	9:30 AM	3:30 PM		6.0 HR
Saturday 12/7/24	11:00 AM	2:00 PM		3.0 HR

Total Hours for the Week

**WEEK TWO**

Week ending (Saturday's date) 12/14/24

DATE	TIME IN	TIME OUT	BRK/LEAVE	TOTAL HOURS
Sunday				
Monday 12/9/24	8:00 AM	3:00 PM		7.0 HR
Tuesday				
Wednesday				
Thursday				
Friday 12/13/24	9:00 AM	4:00 PM		7.0 HR
Saturday 12/14/24	10:00 AM	12:00 PM		2.0 HR

Total Hours for the Week 16.0 HR

Total Pay Period Hours 32.0 HR

By signing this time sheet I certify the hours worked above are correct and true.

Employee: *JM* Date: 12/15/24

AMERI-TECH REALTY, INC  
24701 US HIGHWAY 19 N - SUITE 102  
CLEARWATER, FL 33763  
(727) 726-8000

TO: Clearbrooke

**ASSOCIATION NAME**

12/17/2024

**BILLING STATEMENT**

Angela J.

Date	Item	Charges	
	APPLICATION FEE PER APPLICATION:	<b>\$50.00</b>	
	NAME ON APPLICATION: Kimberly Hazlett		
	<b>TOTAL</b>		<b>\$50.00</b>

11/4

ANGELA  
JOHNSON

# INVOICE

## Tenant Check LLC

PO Box 10340  
Tampa, FL 33679

Phone: 727-938-5532 / Fax: 727-942-6843

Invoice No.  
205625  
11/27/24

**BILLING ADDRESS:**  
AMERITECH PROPERTY MGMT INC  
24701 US Hwy 19 N Ste 102  
CLEARWATER, FL 33763  
##/INV/##

**SHIPPED TO:**  
----- SAME -----

Angela J.

**CUSTOMER PO#:** Clearbrooke  
**ORDER DATE:** / /

727-726-8000 (Cust# 2325)

### ORIGINAL

QUAN	CAT #	ITEM	PRICE @	TOTAL
1	CRIM & EVICT	Kimberly Hazlett	15.00	15.00

SUBTOTAL:	15.00
SHIPPING:	0.00
TOTAL DUE:	15.00
AMOUNT PAID:	0.00
BALANCE DUE:	15.00

PAYMENT DUE

AMERITECH PROPERTY MGMT INC  
24701 US HWY 19 N STE 102  
CLEARWATER, FL 33763  
##/INV/##





**AMERI-TECH REALTY, INC**  
**24701 US Highway 19 N, Suite 102, Clearwater, FL 33763**  
**Administrative Charge Back Billing Invoice**

Invoice #: \_\_\_\_\_  
 Association: Clearbrooke Townhouse

Accountant: **DA**  
 Date: 12/13/2024

<i>Item Description</i>	<i># Units</i>	<i># Pages</i>	<i>do not delete Total Pgs</i>	<i>Unit Cost</i>	<i>Item Charge</i>	<i>Total</i>
Black & White Copies				\$ 0.35		
Double Sided Copies				\$ 0.45		
dbl Sided/ Color Copies				\$ 0.60		
Color Copies				\$ 0.50		
Lamination charge				\$ 4.00		
Envelope #9				\$ 0.45		
Envelope #10				\$ 0.55		
Envelope 6 x 9 *****				\$ 0.65		
Envelope 9 x 12				\$ 0.85		
Envelope 10 x 13				\$ 1.15		
Labels				\$ 0.30		
Non-Compliance w/postage	3	1	3	\$ 4.00	\$ 12.00	\$ 12.00
Certified Letters/Notices				\$ 20.00		
Correspondence letters w/postage				\$ 4.00		
Postage				\$ 0.73		
Postage				\$ 1.01		
Postage				\$ 4.01		
Non-USA Postage \$1.75 per oz.				\$ 1.85		
Non-USA Postage \$1.75 per oz.				\$ 1.85		
Non-USA Postage \$1.75 per oz.				\$ 4.35		
Non-USA Postage \$1.75 per oz.				\$ 2.98		
Confirmation of Intent w/postage				\$ 4.00		
Attorney Communication						
YE Financial Request/4 pgs w/postage				\$ 4.00		
Emails Extra Charge - min 1/4 hr				\$ 125.00		
Clerical/Accounting/PM - min 1/4 hr				\$ 125.00		
Welcome Packets				\$ 15.00		
Meeting Prep Charges				See above rates for each item		
Contact Information forms				\$ 4.00		
Special Assessment Pmt.				\$ 5.50		
					<b>Grand Total:</b>	<b>\$ 12.00</b>

**Type of Mailing**

**1865 / 1867**

**Employee Submitting Invoice: Hayes, Judy**

**Revised 07/14/24**

**NON US POSTAGE – MAKE SURE TO CHARGE THE POSTAGE RATE WHEN MORE THAN \$1.85**

# Account Statement

Commercial Account  
CLEARBROOKE TOWNHOUSE

DA

4995



**Customer Service:**  
homedepot.com/mycrc  
**Account Inquiries:**  
1-800-685-6691 (TTY: 711) Fax 1-800-266-7308

**Account Number:** 6035 3222 1966 7676

## Summary of Account Activity

Previous Balance	\$84.38
Payments	-\$84.38
Credits	-\$95.70
Purchases	+\$248.77
Debits	+\$0.00
<b>FINANCE CHARGES</b>	<b>+\$0.00</b>
Late Fees	+\$0.00
<b>New Balance</b>	<b>\$153.07</b>

## Payment Information

Current Due	\$50.00	
Past Due Amount	+	\$0.00
Minimum Payment Due	=	\$50.00
<b>Payment Due Date</b>	<b>01/11/25</b>	
Amount to pay to avoid incurring finance charges	\$153.07	

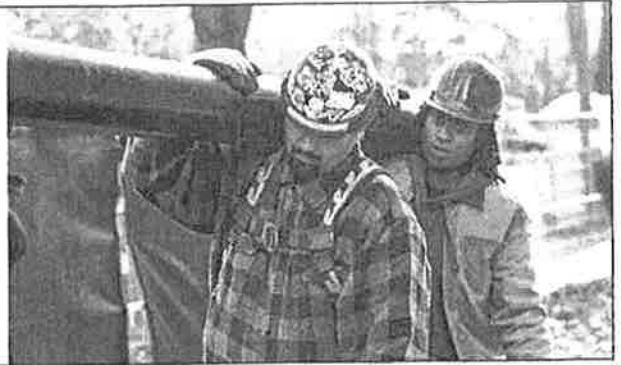
Send Notice of Billing Errors and Customer Service Inquiries to:  
HOME DEPOT CREDIT SERVICES  
PO Box 790345, St. Louis, MO 63179-0345

<b>Credit Limit</b>	<b>\$5,500</b>
Credit Available	\$5,346
Closing Date	12/16/24
Next Closing Date	01/16/25
Days in Billing Period	31



**POST JOBS. FIND LABOR.  
HIRE FASTER.**

Hire for Your Crew in the  
Path to Pro Network  
homedepot.com/network



**Account maintenance request:** If you have not already done so, please have your online users log into your account online at homedepot.com/mycrc to validate that we have the correct user information. Your online users will be prompted to validate this information immediately upon login. Make sure the Full Name and Date of Birth is correct before submitting this information. Thank you for your prompt attention to this matter.

## TRANSACTIONS

Trans Date	Location/Description	Reference #	Amount
11/15	CARD ENDING 8100 JONAS MENARDE THE HOME DEPOT LARGO FL	7087259	\$ 7.20

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Page 1 of 8

This Account is Issued by Citibank, N.A.

Please detach and return lower portion with your payment to ensure proper credit. Retain upper portion for your records.



P.O. Box 790411  
St. Louis, MO 63179

Your Account Number is 6035 3222 1966 7676



<b>Payment Due Date</b>	<b>January 11, 2025</b>
<b>New Balance</b>	<b>\$153.07</b>
<b>Past Due Amount</b>	<b>\$0.00</b>
<b>Minimum Payment Due</b>	<b>\$50.00</b>
<b>Amount Enclosed:</b>	<b>\$</b>

For proper credit, please write  
6035 3222 1966 7676  
on your check and enclose  
with this payment coupon.

Statement Enclosed

Please see reverse side to change your address.  
**Make Checks Payable to** ▼

0 WY268290 TMN 022617

CLEARBROOKE TOWNHOUSE  
AMERI-TECH  
STE 102  
24701 US HIGHWAY 19 N  
CLEARWATER, FL 33763-4086

HOME DEPOT CREDIT SERVICES  
DEPT. 32 - 2219667676  
PO BOX 70614  
PHILADELPHIA, PA 19176-0614



03109 0005000 0015307 0008438 06035322219667676 0901

5170NCR - 021977 - 0001 - 0004 - 2

109292



Account Ending in 7676

TRANSACTIONS (cont.)

Trans Date	Location/Description	Reference #	Amount
11/15	THE HOME DEPOT CLEARWATER FL	7040815	\$ 14.59
11/19	THE HOME DEPOT LARGO FL	3022241	\$ 71.65
11/22	THE HOME DEPOT CLEARWATER FL	72407	\$ 5.33
12/02	THE HOME DEPOT CLEARWATER FL	337546 902518	\$ 150.00
12/02	THE HOME DEPOT CLEARWATER FL CREDIT	337546 902552	\$ 95.70
<b>TOTAL CARD ENDING 8100</b>			<b>\$ 153.07</b>

PAYMENTS, CREDITS, FEES AND ADJUSTMENTS

11/28	PAYMENT - THANK YOU	P919400P709JDVHSS	\$ 84.38
-------	---------------------	-------------------	----------

FINANCE CHARGE SUMMARY

Type of Balance	Annual Percentage Rate (APR)	Daily Periodic Rate	Balance Subject to Finance Charge	Finance Charge
PURCHASES				
REGULAR REVOLVING CREDIT PLAN	21.99%	0.06024%	\$0.00	\$0.00

PURCHASE HISTORY

Year to Date	\$4,464.28
Life to Date	\$309,566.00

5170NCR - 021977 - 0002 - 0004 - 2

209292

# THERE'S STILL TIME TO EARN REWARDS



**Scan your Virtual ID at checkout to secure benefits for next year before your annual spend resets on January 1, 2025.**







Pro Xtra Credit Card



Permit payment and make checks payable to:  
HOME DEPOT CREDIT SERVICES  
DEPT. 32 - 2219667676  
PO BOX 70614  
PHILADELPHIA, PA 19176-0614

# INVOICE DETAIL

5170NANCER - 021977 - 0003 - 0004 - 2

EO9292

**BILL TO:**  
Acct: 6035 3222 1966 7676  
Card: 6035 3222 3305 8100

**SHIP TO:**  
CLEARBROOKE TOWNHOUSE  
STE 102  
24701 US HIGHWAY 19 N  
CLEARWATER, FL 33763-4086

<b>Amount Due:</b>	<b>Trans Date:</b>	<b>Invoice #:</b>
\$14.59	11/15/24	7040815
<b>PO:</b>		<b>Store:</b> 6357, CLEARWATER, FL

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
SDRL SCRW ZINC HEX #10 X 2 25PC	00002626170000300026	1.0000 EA	\$8.97	\$8.97
MKE COBALT 9/64" BIT 1PC	10012948760000700002	1.0000 EA	\$4.67	\$4.67
<b>SUBTOTAL</b>				\$13.64
<b>TAX</b>				\$0.95
<b>TOTAL</b>				\$14.59

**BILL TO:**  
Acct: 6035 3222 1966 7676  
Card: 6035 3222 3305 8100

**SHIP TO:**  
CLEARBROOKE TOWNHOUSE  
STE 102  
24701 US HIGHWAY 19 N  
CLEARWATER, FL 33763-4086

<b>Amount Due:</b>	<b>Trans Date:</b>	<b>Invoice #:</b>
\$7.20	11/15/24	7087259
<b>PO:</b>		<b>Store:</b> 6321, LARGO, FL

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
SDRL SCRW ZINC HEX #10 X 2	00003572130000300026	1.0000 EA	\$1.38	\$1.38
SDRL SCRW ZINC HEX #10 X 2	00003572130000300026	1.0000 EA	\$1.38	\$1.38
DW BLK OX 3/16" BIT 1PC	10012950060000700002	1.0000 EA	\$3.97	\$3.97
<b>SUBTOTAL</b>				\$6.73
<b>TAX</b>				\$0.47
<b>TOTAL</b>				\$7.20

**BILL TO:**  
Acct: 6035 3222 1966 7676  
Card: 6035 3222 3305 8100

**SHIP TO:**  
CLEARBROOKE TOWNHOUSE  
STE 102  
24701 US HIGHWAY 19 N  
CLEARWATER, FL 33763-4086

<b>Amount Due:</b>	<b>Trans Date:</b>	<b>Invoice #:</b>
\$71.65	11/19/24	3022241
<b>PO:</b>		<b>Store:</b> 6321, LARGO, FL

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
.093"X36"X48" CLEAR ACRYLIC SHEET	00002419030002300005	1.0000 EA	\$59.98	\$59.98
DAP PLASTIC WOOD 3OZ NATLTX WOODFILL	10016508180001300012	1.0000 EA	\$6.98	\$6.98
<b>SUBTOTAL</b>				\$66.96
<b>TAX</b>				\$4.69
<b>TOTAL</b>				\$71.65

**BILL TO:**  
Acct: 6035 3222 1966 7676  
Card: 6035 3222 3305 8100

**SHIP TO:**  
CLEARBROOKE TOWNHOUSE  
STE 102  
24701 US HIGHWAY 19 N  
CLEARWATER, FL 33763-4086

<b>Amount Due:</b>	<b>Trans Date:</b>	<b>Invoice #:</b>
\$5.33	11/22/24	72407
<b>PO:</b>		<b>Store:</b> 6357, CLEARWATER, FL

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
GE ERGONOMIC PLASTIC SHEET CUTER	00002257770002300005	1.0000 EA	\$4.98	\$4.98
<b>SUBTOTAL</b>				\$4.98
<b>TAX</b>				\$0.35
<b>TOTAL</b>				\$5.33





Pro Xtra Credit Card



Remit payment and make checks payable to:  
HOME DEPOT CREDIT SERVICES  
DEPT. 92 - 2218667676  
PO BOX 70614  
PHILADELPHIA, PA 19176-0614

# INVOICE DETAIL

5170NINCR - 021977 - 0004 - 0004 - 2

**BILL TO:**  
Acct: 6035 3222 1966 7676  
Card: 6035 3222 3305 8100

**SHIP TO:**  
CLEARBROOKE TOWNHOUSE  
STE 102  
24701 US HIGHWAY 19 N  
CLEARWATER, FL 33763-4086

<b>Amount Due:</b>	<b>Trans Date:</b>	<b>Invoice #:</b>
\$150.00	12/02/24	902518
<b>PO:</b>		<b>Store: 6357, CLEARWATER, FL</b>

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
E-DEP	00009500170001000001	1.0000 EA	\$150.00	\$150.00
<b>Customer Agreement #: 337546</b>				
<b>SUBTOTAL</b>				\$150.00
<b>TAX</b>				\$0.00
<b>TOTAL</b>				\$150.00

**BILL TO:**  
Acct: 6035 3222 1966 7676  
Card: 6035 3222 3305 8100

**SHIP TO:**  
CLEARBROOKE TOWNHOUSE  
STE 102  
24701 US HIGHWAY 19 N  
CLEARWATER, FL 33763-4086

<b>Amount Due:</b>	<b>Trans Date:</b>	<b>Invoice #:</b>
-\$95.70	12/02/24	902552
<b>PO:</b>		<b>Store: 6357, CLEARWATER, FL</b>

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
HD MOVING	10041086690000400003	1.0000 EA	\$50.75	\$50.75
<b>Customer Agreement #: 337546</b>				
<b>SUBTOTAL</b>				\$50.75
<b>TAX</b>				\$3.55
<b>PAID AMT 1</b>				-\$150.00
<b>TOTAL</b>				-\$95.70

409292



**AMERI-TECH REALTY, INC**  
**24701 US Highway 19 N, Suite 102, Clearwater, FL 33763**  
**Administrative Charge Back Billing Invoice**

*Clearbrooke*

Invoice #: \_\_\_\_\_  
 Association: Clearbrooke Townhouse

Accountant: DA  
 Date: 11/22/2024

<i>Item Description</i>	<i># Units</i>	<i># Pages</i>	<i>do not delete column Total Pgs</i>	<i>Unit Cost</i>	<i>Item Charge</i>	<i>Total</i>
Black & White Copies				\$ 0.35		
Double Sided Copies				\$ 0.45		
Dbl Sided/ Color Copies				\$ 0.60		
Color Copies				\$ 0.50		
Lamination charge				\$ 4.00		
Envelope #9				\$ 0.45		
Envelope #10				\$ 0.55		
Envelope 6 x 9 *****				\$ 0.65		
Envelope 9 x 12				\$ 0.85		
Envelope 10 x 13				\$ 1.15		
Labels				\$ 0.30		
Non-Compliance w/postage	1	1	1	\$ 4.00	\$ 4.00	\$ 4.00
Certified Letters/Notices				\$ 20.00		
Correspondence letters w/postage				\$ 4.00		
Postage				\$ 0.73		
Postage				\$ 1.01		
Postage				\$ 4.01		
Non-USA Postage \$1.75 per oz.				\$ 1.85		
Non-USA Postage \$1.75 per oz.				\$ 1.85		
Non-USA Postage \$1.75 per oz.				\$ 4.35		
Non-USA Postage \$1.75 per oz.				\$ 2.98		
Confirmation of Intent w/postage				\$ 4.00		
Attorney Communication						
YE Financial Request/4 pgs w/postage				\$ 4.00		
Emails Extra Charge - min 1/4 hr				\$ 125.00		
Clerical/Accounting/PM - min 1/4 hr				\$ 125.00		
Welcome Packets				\$ 15.00		
Meeting Prep Charges				See above rates for each item		
Contact information forms				\$ 4.00		
Special Assessment Pmt.				\$ 5.50		
					<b>Grand Total:</b>	<b>\$ 4.00</b>

**Type of Mailing**

**Employee Submitting Invoice:** Hayes, Judy

**Revised 07/14/24**

**NON US POSTAGE – MAKE SURE TO CHARGE THE POSTAGE RATE WHEN MORE THAN \$1.85**

Clearbrook  
1099

### Bi-Weekly Time Sheet

Name JONAS MENARDÉ

Facility CLEAR BROOK Week ending (Saturday's date) 12/21/24

#### WEEK ONE

DATE	TIME IN	TIME OUT	BREAKS	TOTAL HRS
Sunday <u>1 1</u>				
Monday <u>12/16/24</u>	<u>8:30 AM</u>	<u>5:00 PM</u>		<u>8.5 HR</u>
Tuesday <u>1 1</u>				
Wednesday <u>12/18/24</u>	<u>10:00 AM</u>	<u>1:00 PM</u>		<u>3.0 HR</u>
Thursday <u>1 1</u>				
Friday <u>12/20/24</u>	<u>9:00 AM</u>	<u>4:00 PM</u>		<u>7.0 HR</u>
Saturday <u>12/21/24</u>	<u>11:00 AM</u>	<u>1:00 PM</u>		<u>2.0 HR</u>

Total Hours for the Week 20.5 HR

Week ending (Saturday's date) 12/28/24

#### WEEK TWO

DATE	TIME IN	TIME OUT	BREAKS	TOTAL HRS
Sunday <u>1 1</u>				
Monday <u>12/23/24</u>	<u>9:00 AM</u>	<u>4:30 PM</u>		<u>7.5 HR</u>
Tuesday <u>1 1</u>				
Wednesday <u>1 1</u>				
Thursday <u>12/24/24</u>	<u>11:00 AM</u>	<u>1:00 PM</u>		<u>2.0 HR</u>
Friday <u>12/27/24</u>	<u>7:30 AM</u>	<u>9:00 AM</u>		<u>1.5 HR</u>
Saturday <u>1 1</u>				

Total Hours for the Week 11.0 HR

Total Pay Period Hours 31.5 HR

By signing this time sheet I certify the hours worked above are correct and true

Employee:

Date: 12/29/24

Clear Brooke 25

DA



CLEARBROOKE TOWNHOUSE CONDOMINIUMS

Business Direct Rewards Visa Signature



Page 1 of 4

Billing cycle 11/06/24 - 12/05/24

Account number ending in 3676

Account summary

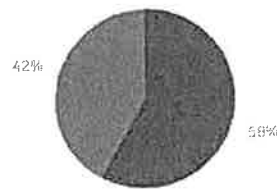
Previous balance	\$0.00
Payments & other credits	\$0.00
Purchases & other charges	\$35.51
Balance transfers	\$0.00
Cash advances	\$0.00
Interest charged	\$0.00
<b>Fees charged</b>	<b>\$0.00</b>
<b>New balance</b>	<b>\$35.51</b>

Credit limit	\$1,000.00
Available credit	\$064.49
Available for cash advance	\$0.00
Statement closing date	12/05/2024
Days in billing cycle	30

Payment information

New balance	\$35.51
Minimum payment due	\$20.00
Payment due date	12/30/24

Spending this cycle



Questions?

- Visit [truist.com](http://truist.com)
- Call 844-TRUIST (844-878-8788)
- International collect 810 816 0250
- Write TRUIST CARD SERVICES, PO BOX 200, WILSON, NC 27894-0200

Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

3.36

Please detach bottom portion and submit with payment using enclosed envelope.

TRUIST BANK  
PO BOX 400  
WILSON NC 27894-0400

Account number ending in	3676
Statement closing date	12/05/24
New balance	\$35.51
Minimum payment due	\$20.00
Payment due Date	12/30/24
Amount enclosed	\$

4800003448079000000000000000002000000000000003551

Pay online at: TRUIST.COM  
Pay by phone: 844-487-8478  
Make checks payable to: TRUIST BANK

\$ 32.15 debited

CLEARBROOKE TOWNHOUSE CONDOMINIUMS  
ATTN TULIO ZULOAGA  
24701 US HIGHWAY 19 N  
CLEARWATER FL 33763-5008

\*\*\*N0003999

TRUIST BANK  
PO BOX 791622  
BALTIMORE MD 21279-1622



⑈ 5936 7638 ⑈ 56 1 30 1 756 ⑈ 40460 1936 76 ⑈





CLEARBROOKE TOWNHOUSE CONDOMINIUMS

Business Direct Rewards Visa Signature

Page 3 of 4

Billing cycle 11/06/24 - 12/05/24

Account number ending in 3676

Cardholder activity

Total cardholder new activity: \$35.51

Tran date	Post date	Reference number	Transaction description	Amount
<b>JONAS MENARDE</b>				<b>Total: \$35.51</b>
<b>Account number ending in 5390</b>				
12/02	12/03	24431064337104294021935	PINELLAS SOLID WASTE SAINT PETERSBFL	\$20.71
12/02	12/04	24034544338000481275501	7-ELEVEN 33108 CLEARWATER FL	\$14.80

Interest charge calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	15.65% (V)	0.04276% (D)	\$0.00	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate  
(D) = Daily, (M) = Monthly

Rewardssummary

Previous balance	5375
Earned	+36
Bonus earned	+0
Redeemed	-0
Other adjustments	-46
<b>Ending balance</b>	<b>5365</b>
Rewards expiring on December 31, 2024	29
Rewards expiring on January 31, 2025	36

About the rewards summary

The rewards balance listed here is valid as of your statement closing date. To redeem rewards or to check your up-to-date rewards balance, sign into Truist Online Banking.

Go paperless.

Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at Truist.com.

Set up automatic payments

Automatically pay your full statement balance, minimum payment or a set amount each each month. Sign in to Truist online banking to set up recurring payments today.



**Important contact details**

**Lost/Stolen Card?** Please call us immediately at 844-487-8478 to report any loss, theft, or suspected or actual Unauthorized Use of Card or Account.

**Address Change?** Call us at 844-487-8478

**Making payments**

You must pay the Minimum Payment each month by the Payment Due Date. You may make payments on the Account in any of the following ways:

- At any Truist branch during normal business hours.
- By calling the Truist Contact Center at 844-4TRUIST (844-487-8478).
- By using Truist Online Banking.
- By mail at the address listed on the payment coupon on the front of this statement - please allow at least five (5) business days for delivery.

Payments that Truist receives prior to midnight ET through Truist Online Banking, a Truist branch, or by phone or mail at the address shown on the front of your statement will be credited as of the date received.

**Any failure to comply with the following instructions may cause your payment to be delayed. This delay may result in additional charges and possible suspension/closure (or all of these) of the Account.**

- Payment must be in U.S. dollars, but not in cash unless the payment is made at a Truist branch.
- Payment must come from a U.S. deposit account or cashier's check drawn on a U.S. financial institution.
- Payment must not include restrictive language (e.g., "payment in full") or other language attached to the payment; Truist may accept any payment with restrictive language without losing our rights.
- Payment cannot come from a credit account that Truist provides you (e.g., a Convenience Check, Cash Advance, or Balance Transfer made on this Account).
- Payment in a paper form (such as a check, money order, or cashier's check) must include the payment coupon from the Statement or have the Account number (or Cardholder Account number, if applicable) written on the payment.

**Authorization to convert your check to an electronic transfer debit**

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. In certain circumstances, such as for technical or processing reasons, we may process your payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

**Calculating interest charges**

*To calculate the Average Daily Balance on your Account:* Truist adds the outstanding daily Balance (including new Transactions) and periodic interest charges, fees, and unpaid interest charges while deducting payments and credits; this is done for each Transaction type (e.g., Purchases, Balance Transfers, Cash Advances) for each day in the Billing Cycle.

We may make additional adjustments, as appropriate, subject to applicable law (e.g., when a Transaction is disputed). This gives us the daily Balance for each Transaction type. Truist then adds all of the daily Balances for each separate Transaction type on the Account for each day of the Billing Cycle and divides that total amount by the number of days in the Billing Cycle. This results in the Average Daily Balance for each Transaction type for the Billing Cycle. This amount(s) appears on the reverse side in the column headed "Balance Subject to Interest Rate".

*To calculate the Finance Charges on your Account:* Truist first determines the Daily Periodic Rate (DPR) for each Transaction type by taking the applicable APR and dividing it by 365 (366 days during leap year). Truist then multiplies the Average Daily Balance for each Transaction type by the number of days in the Billing Cycle and the resulting figure by the DPR for that Transaction type (Average Daily Balance x # of days in Billing Cycle x DPR). We then total all of the interest charges for each Transaction type. This is the total interest charge for the Billing Cycle.

**If you see an error on your statement or wish to dispute a charge**

If you see an error, wish to dispute a charge, or if you need more information about a transaction on your bill, write us at Truist Bank, P.O. Box 819, Wilson, NC 27894-0819. Your dispute must be submitted no later than 60 days after we sent you the first bill on which the error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

In your letter, give us the following information:

- Account Information: Your name and account number
- Dollar Amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

**Sharing of information**

Truist may, to the extent and in the manner permitted by applicable law, communicate information about Truist's experiences and Transactions with you to credit bureaus, Truist's affiliates, and others who may properly receive that information. Truist only reports Business Credit to Business Bureaus. A complete copy of the Truist Privacy Policy is available at Truist.com or by calling 844-4TRUIST (844-487-8478).

Truist Bank, Member FDIC. © 2022 Truist Financial Corporation. Truist, the Truist logo, and Truist Purple are service marks of Truist Financial Corporation.



CLEARBROOKE TOWNHOUSE CONDOMINIUMS

Business Direct Rewards Visa Signature

Page 3 of 4

Billing cycle 12/06/24 - 01/05/25

Account number ending in 3676

### Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
12/30	12/30	24CU431354664Q73	PAYMENTS - THANK YOU	-\$32.15

### Cardholder activity

Total cardholder new activity: **-\$3.36**

Tran date	Post date	Reference number	Transaction description	Amount
<b>CONNOR GREGORY</b>				<b>Total: -\$3.36</b>
<b>Account number ending in 1087</b>				
12/27	12/29	24492164363000014561179	RING YEARLY PLAN HTTPSRING.COMCA	-\$3.36

### Interest charge calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	15.40% (V)	0.04220% (D)	\$0.00	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate

(D) = Daily, (M) = Monthly

### Rewards summary

Previous balance	5365	<b>About the rewards summary</b> The rewards balance listed here is valid as of your statement closing date. To redeem rewards or to check your up-to-date rewards balance, sign into Truist Online Banking.
Earned	+0	
Bonus earned	+0	
Redeemed	-0	
Other adjustments	-29	
Ending balance	5336	
Rewards expiring on January 31, 2025	36	
Rewards expiring on February 28, 2025	12	

#### Go paperless.

Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at Truist.com.

#### Set up automatic payments

Automatically pay your full statement balance, minimum payment or a set amount each each month. Sign in to Truist online banking to set up recurring payments today.



**Bank Account Reconciliation**  
 Clearbrooke Townhouse Condo Assn Inc.  
 South State Operating - 0936 (End: 12/31/2024)

Date: 1/6/2025  
 Time: 2:56 pm  
 Page: 2

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Uncleared Items</b>					
12/04/2024		Richard Eastmead		12085	(\$585.00)
12/30/2024		Home Depot Credit Services Dept 32		12099	(\$153.07)
12/30/2024		Jonas Menarde		12102	(\$819.00)
12/31/2024		Deposit from batch 204304	204304 - Online Payment	1202	\$1,589.87
<b>Total Uncleared</b>					<b>\$32.80</b>

<u>South State Operating - 0936 Summary</u>	
Ending Account Balance:	\$ 32,753.16
Uncleared Items:	\$32.80
Adjusted Balance:	<u>\$ 32,720.36</u>
Bank Ending Balance:	<u>\$ 32,720.36</u>
Difference:	\$-



**Bank Account Reconciliation**  
Clearbrooke Townhouse Condo Assn Inc.  
South State Reserve - 0939 (End: 12/31/2024)

Date: 1/6/2025  
Time: 2:56 pm  
Page: 3

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

**South State Reserve - 0939 Summary**

Ending Account Balance:	\$ 203,523.93
Uncleared Items:	\$-
<hr/>	
Adjusted Balance:	\$ 203,523.93
Bank Ending Balance:	\$ 203,523.93
<hr/>	
Difference:	\$-



**Bank Account Reconciliation**  
Clearbrooke Townhouse Condo Assn Inc.  
South State OP/MM 3417 (End: 12/31/2024)

Date: 1/6/2025  
Time: 2:56 pm  
Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
------	------------	-------------	----------------	---------	------------

**South State OP/MM 3417 Summary**

Ending Account Balance:	\$ 1,936.50
Uncleared Items:	\$-
Adjusted Balance:	\$ 1,936.50
Bank Ending Balance:	\$ 1,936.50
Difference:	\$-



P.O. Box 9602 • Winter Haven, FL 33883  
 SouthStateBank.com • 800.277.2175

## Statement Ending 12/31/2024




CLEARBROOKE TOWNHOUSE

Page 1 of 4

Account Number: XXXXXXXXXXXXXXX0936

CLEARBROOKE TOWNHOUSE CONDOMINIUM  
 ASSOCIATION INC  
 OPERATING  
 C/O AMERI-TECH REALTY INC  
 24701 US HIGHWAY 19 N STE 102  
 CLEARWATER FL 33763-4086

### Managing Your Accounts

-  Association Prime (877) 417-2265, option 2
-  Email Address APSupport@associationprime.com
-  Mailing Address P.O Box 9602  
Winter Haven, FL 33883

### Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX0936	\$32,720.36

### ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0936

#### Account Summary

Date	Description	Amount
11/30/2024	Beginning Balance	\$24,108.42
	34 Credit(s) This Period	\$53,752.76
	25 Debit(s) This Period	\$45,140.82
12/31/2024	Ending Balance	\$32,720.36

#### Deposits

Date	Description	Amount
12/02/2024	CORP ICL/RDC DEPOSIT	\$1,088.21
12/03/2024	CORP ICL/RDC DEPOSIT	\$481.02
12/03/2024	CORP ICL/RDC DEPOSIT	\$547.50
12/03/2024	CORP ICL/RDC DEPOSIT	\$1,400.00
12/03/2024	CORP ICL/RDC DEPOSIT	\$1,636.89
12/04/2024	CORP ICL/RDC DEPOSIT	\$1,001.44
12/05/2024	CORP ICL/RDC DEPOSIT	\$2,134.68
12/10/2024	CORP ICL/RDC DEPOSIT	\$524.11
12/10/2024	CORP ICL/RDC DEPOSIT	\$2,033.32
12/11/2024	CORP ICL/RDC DEPOSIT	\$1,047.50
12/13/2024	CORP ICL/RDC DEPOSIT	\$466.00
12/13/2024	CORP ICL/RDC DEPOSIT	\$561.09
12/17/2024	CORP ICL/RDC DEPOSIT	\$547.50
12/17/2024	CORP ICL/RDC DEPOSIT	\$600.00
12/31/2024	CORP ICL/RDC DEPOSIT	\$600.00
12/31/2024	CORP ICL/RDC DEPOSIT	\$1,400.00
16 item(s) totaling		\$16,069.26

#### Other Credits

Date	Description	Amount
12/03/2024	Clearbrooke Town OnlinePay 201035	\$8,080.00
12/04/2024	Clearbrooke Town OnlinePay 201175	\$2,697.80
12/04/2024	Clearbrooke Town ASSN DUES 307	\$13,527.31
12/05/2024	Clearbrooke Town OnlinePay 201372	\$2,645.75
12/06/2024	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445063725162 REV	\$481.02
12/06/2024	Clearbrooke Town OnlinePay 201585	\$1,162.85

Member FDIC  
 NMLS# 403455





**ASSOCIATION CHECKING - XXXXXXXXXXXXXXX0936 (continued)**

**Other Credits (continued)**

Date	Description	Amount
12/09/2024	AIBILLPAYMC BILLPAY 307	\$1,012.50
12/10/2024	Clearbrooke Town OnlinePay 201864	\$1,077.26
12/11/2024	Clearbrooke Town OnlinePay 202006	\$565.57
12/13/2024	Clearbrooke Town OnlinePay 202307	\$1,043.82
12/16/2024	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445063725162 REV	\$580.93
12/18/2024	Clearbrooke Town OnlinePay 202737	\$547.50
12/20/2024	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445063725162 REV	\$494.74
12/23/2024	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445063725162 REV	\$478.25
12/24/2024	Clearbrooke Town OnlinePay 203343	\$486.36
12/27/2024	Clearbrooke Town OnlinePay 203918	\$547.50
12/30/2024	Clearbrooke Town OnlinePay 204080	\$626.00
12/31/2024	Clearbrooke Town OnlinePay 204177	\$1,628.34
18 item(s) totaling		\$37,683.50

**Electronic Debits**

Date	Description	Amount
12/05/2024	ACH CHARGEBACK RETURN 14658	\$585.37
12/13/2024	IPFS877-674-3076 IPFSPMTFLS 218657	\$15,100.27
12/16/2024	SPECTRUM SPECTRUM 9156658	\$6,084.53
12/31/2024	TRUIST MC/VISA CCD CRDPMT 80000344807	\$32.15
4 item(s) totaling		\$21,802.32

**Other Debits**

Date	Description	Amount
12/13/2024	CincXfer to 0939	\$11,064.68
1 item(s) totaling		\$11,064.68

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount	
12073	12/11/2024	\$10.36	12090	12/17/2024	\$200.00	
12080*	12/03/2024	\$1,282.00	12092*	12/19/2024	\$936.59	
12081	12/09/2024	\$84.38	12093	12/19/2024	\$669.58	
12082	12/12/2024	\$1,800.00	12094	12/18/2024	\$204.41	
12083	12/06/2024	\$578.50	12095	12/17/2024	\$832.00	
12084	12/16/2024	\$335.61	12096	12/19/2024	\$50.00	
12086*	12/10/2024	\$701.41	12097	12/31/2024	\$15.00	
12087	12/11/2024	\$3,920.00	12098	12/23/2024	\$4.00	
12088	12/18/2024	\$383.98	12100*	12/31/2024	\$4.00	
12089	12/13/2024	\$250.00	12101	12/31/2024	\$12.00	
* Indicates skipped check number					20 item(s) totaling	\$12,273.82

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
12/02/2024	\$25,196.63	12/11/2024	\$60,091.13	12/20/2024	\$27,021.06
12/03/2024	\$36,060.04	12/12/2024	\$58,291.13	12/23/2024	\$27,495.31
12/04/2024	\$53,286.59	12/13/2024	\$33,947.09	12/24/2024	\$27,981.67
12/05/2024	\$57,481.65	12/16/2024	\$28,107.88	12/27/2024	\$28,529.17
12/06/2024	\$58,547.02	12/17/2024	\$28,223.38	12/30/2024	\$29,155.17
12/09/2024	\$59,475.14	12/18/2024	\$28,182.49	12/31/2024	\$32,720.36
12/10/2024	\$62,408.42	12/19/2024	\$26,526.32		

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12273
Pay To: Elynn Ann 30100 Dollars	DATE: 12/23/2024	AMOUNT: \$10.36
TO THE: ClearBrooke Townhouse ORDER OF: 1833 ClearBrooke Dr Clearwater, FL 33763 www: www.clearbrooke.com		

#12073 \$10.36

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12280
Pay To: One Thousand Two Hundred Eighty Two And 00/100 Dollars	DATE: 12/01/2024	AMOUNT: \$1,282.00
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12080 \$1,282.00

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12281
Pay To: Elynn Ann 30100 Dollars	DATE: 11/29/2024	AMOUNT: \$84.38
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12081 \$84.38

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12282
Pay To: One Thousand Eight Hundred Eighty Six And 00/100 Dollars	DATE: 12/02/2024	AMOUNT: \$1,886.00
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12082 \$1,886.00

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12283
Pay To: Five Hundred Seventy Eight And 50/100 Dollars	DATE: 12/02/2024	AMOUNT: \$578.50
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12083 \$578.50

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12284
Pay To: Three Hundred Thirty Five And 00/100 Dollars	DATE: 12/11/2024	AMOUNT: \$335.61
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12084 \$335.61

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12286
Pay To: One Thousand Seven Hundred Eighty One And 00/100 Dollars	DATE: 12/24/2024	AMOUNT: \$1,781.41
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12086 \$1,781.41

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12287
Pay To: Three Thousand Nine Hundred Twenty One And 00/100 Dollars	DATE: 12/02/2024	AMOUNT: \$3,921.00
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12087 \$3,921.00

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12288
Pay To: Three Hundred Eighty Three And 00/100 Dollars	DATE: 12/11/2024	AMOUNT: \$383.98
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12088 \$383.98

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12289
Pay To: Two Hundred Fifty Dollars	DATE: 12/24/2024	AMOUNT: \$250.00
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12089 \$250.00

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12290
Pay To: Two Hundred Dollars	DATE: 12/19/2024	AMOUNT: \$200.00
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12090 \$200.00

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12292
Pay To: Nine Hundred Thirty Six And 00/100 Dollars	DATE: 12/11/2024	AMOUNT: \$936.59
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12092 \$936.59

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12293
Pay To: Six Hundred Sixty Six And 50/100 Dollars	DATE: 12/19/2024	AMOUNT: \$669.58
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12093 \$669.58

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12294
Pay To: Two Hundred Dollars	DATE: 12/19/2024	AMOUNT: \$204.41
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12094 \$204.41

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12295
Pay To: Eight Hundred Thirty Two And 00/100 Dollars	DATE: 12/11/2024	AMOUNT: \$832.00
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12095 \$832.00

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12296
Pay To: Fifty Dollars	DATE: 12/19/2024	AMOUNT: \$50.00
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12096 \$50.00

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12297
Pay To: Fifteen Dollars	DATE: 12/19/2024	AMOUNT: \$15.00
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12097 \$15.00

ClearBrooke Townhouse Condominium #2071 24751 US Hwy 19 N Box 102 Clearwater, FL 33763		Check Number: 12298
Pay To: Four Dollars	DATE: 12/19/2024	AMOUNT: \$4.00
TO THE: Anna Lynn Realty, Inc ORDER OF: 24751 US Hwy 19 N, Box 102 Clearwater, FL 33763 www: www.clear.com		

#12098 \$4.00

CLEARBROOKE TOWNHOUSE COMMUNITY ASSOCIATION, INC. (2021)  
20210101 - 12/31/2021  
CLEARBROOKE FL 33128

Check Number: 12100

Pay to the order of: CLEARBROOKE TOWNHOUSE COMMUNITY ASSOCIATION, INC.  
DATE: 12/30/2024  
AMOUNT: \$4.00

TO THE ORDER OF: CLEARBROOKE TOWNHOUSE COMMUNITY ASSOCIATION, INC.  
20210101 - 12/31/2021  
CLEARBROOKE FL 33128

*M. H. H. H. H. H.*

#12100

\$4.00

CLEARBROOKE TOWNHOUSE COMMUNITY ASSOCIATION, INC. (2021)  
20210101 - 12/31/2021  
CLEARBROOKE FL 33128

Check Number: 12101

Pay to the order of: CLEARBROOKE TOWNHOUSE COMMUNITY ASSOCIATION, INC.  
DATE: 12/30/2024  
AMOUNT: \$12.00

TO THE ORDER OF: CLEARBROOKE TOWNHOUSE COMMUNITY ASSOCIATION, INC.  
20210101 - 12/31/2021  
CLEARBROOKE FL 33128

*M. H. H. H. H.*

#12101




\$12.00



This page left intentionally blank

CLEARBROOKE TOWNHOUSE CONDOMINIUM  
ASSOCIATION INC  
RESERVE  
C/O AMERI-TECH REALTY INC  
24701 US HIGHWAY 19 N STE 102  
CLEARWATER FL 33763-4086

**Managing Your Accounts**

-  Association Prime (877) 417-2265, option 2
-  Email Address APSupport@associationprime.com
-  Mailing Address P.O Box 9602  
Winter Haven, FL 33883

**Summary of Accounts**

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXXXXX0939	\$203,523.93

**ASSOCIATION MMA - XXXXXXXXXXXXXXX0939**

**Account Summary**

Date	Description	Amount
11/30/2024	<b>Beginning Balance</b>	<b>\$228,674.09</b>
	2 Credit(s) This Period	\$11,526.84
	2 Debit(s) This Period	\$36,677.00
12/31/2024	<b>Ending Balance</b>	<b>\$203,523.93</b>

**Interest Summary**

Description	Amount
Interest Earned From 11/30/2024 Through 12/31/2024	
Annual Percentage Yield Earned	2.53%
Interest Days	32
Interest Earned	\$462.16
Interest Paid This Period	\$462.16
Interest Paid Year-to-Date	\$2,676.14
Minimum Balance	\$191,997.09
Average Available Balance	\$210,861.96

**Other Credits**

Date	Description	Amount
12/13/2024	CincXfer from 0936	\$11,064.68
12/31/2024	INTEREST	\$462.16
		2 item(s) totaling \$11,526.84

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount
2004	12/11/2024	\$26,677.00	2005	12/10/2024	\$10,000.00
					2 item(s) totaling \$36,677.00

\* Indicates skipped check number

**Daily Balances**

Date	Amount	Date	Amount
12/10/2024	\$218,674.09	12/13/2024	\$203,061.77
12/11/2024	\$191,997.09	12/31/2024	\$203,523.93



Clearbrooke Townhouse Condominium #2004  
2411 US Hwy 18 N  
Clearwater, FL 33762  
Check Number: 2204  
Date: 12/29/2024  
Amount: \$26,677.00  
Pay to: Clear Lake East & Levee, Inc.  
12015 1st St  
Clearwater, FL 33762  
Clear Lake East & Levee, Inc.  
12015 1st St  
Clearwater, FL 33762

#2004 \$26,677.00

Clearbrooke Townhouse Condominium #2005  
2411 US Hwy 18 N  
Clearwater, FL 33762  
Check Number: 2205  
Date: 12/29/2024  
Amount: \$10,000.00  
Pay to: Clear Lake East & Levee, Inc.  
12015 1st St  
Clearwater, FL 33762  
Clear Lake East & Levee, Inc.  
12015 1st St  
Clearwater, FL 33762

#2005 \$10,000.00








This page left intentionally blank

CLEARBROOKE TOWNHOUSE CONDOMINIUM  
ASSOCIATION INC  
CHECKING ESCROW  
C/O AMERI-TECH REALTY INC  
24701 US HIGHWAY 19 N STE 102  
CLEARWATER FL 33763-4086

**Managing Your Accounts**

-  Association Prime (877) 417-2265, option 2
-  Email Address      APSupport@associationprime.com
-  Mailing Address      P.O Box 9602  
Winter Haven, FL 33883

**Summary of Accounts**

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXX3417	\$1,936.50

**ASSOCIATION CHECKING - XXXXXXXXXXXXXXX3417**

**Account Summary**

Date	Description	Amount
11/30/2024	<b>Beginning Balance</b>	<b>\$1,936.50</b>
	0 Credit(s) This Period	\$0.00
	0 Debit(s) This Period	\$0.00
12/31/2024	<b>Ending Balance</b>	<b>\$1,936.50</b>

This page left intentionally blank



This page left intentionally blank