

Sandy Hook Assn., Inc.

2/29/2024

Financial Statements

For Management Purposes Only

Prepared by:



SHADOW
PROPERTY MANAGEMENT LLC

3387 Roslyn Road
Venice, FL 34293

Sandy Hook Association Inc.

Balance Sheet

As of February 29, 2024

Feb 29, 24

ASSETS

Current Assets

Checking/Savings

1006 · Centennial Checking Account 32,269.83

1007 · Centennial MMA 15,081.31

1012 · Centennial CD 148,546.34

Total Checking/Savings 195,897.48

Total Current Assets 195,897.48

Other Assets

2002 · Prepaid Expense 10,206.00

Total Other Assets 10,206.00

TOTAL ASSETS 206,103.48

LIABILITIES & EQUITY

Equity

32000 · Retained Earnings 165,601.94

Net Income 40,501.54

Total Equity 206,103.48

TOTAL LIABILITIES & EQUITY 206,103.48

6:17 PM

03/15/24

Sandy Hook Association Inc.

Reconciliation Detail

1006 - Centennial Checking Account, Period Ending 02/29/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						29,740.69
Cleared Transactions						
Checks and Payments - 5 items						
Check	02/01/2024	12015	Shadow Property M...	X	-1,524.27	-1,524.27
Check	02/01/2024	12016	Mako Lawns	X	-500.00	-2,024.27
Check	02/04/2024	12017	Law Offices of Scott ...	X	-670.00	-2,694.27
Check	02/27/2024	ACH	Florida Power and Li...	X	-156.90	-2,851.17
Check	02/27/2024	ACH	Florida Power and Li...	X	-30.75	-2,881.92
Total Checks and Payments					-2,881.92	-2,881.92
Deposits and Credits - 4 items						
Deposit	02/02/2024			X	2,310.00	2,310.00
Deposit	02/21/2024			X	2,742.34	5,052.34
Deposit	02/28/2024			X	1,155.00	6,207.34
Deposit	02/29/2024			X	3.72	6,211.06
Total Deposits and Credits					6,211.06	6,211.06
Total Cleared Transactions					3,329.14	3,329.14
Cleared Balance					3,329.14	33,069.83
Uncleared Transactions						
Checks and Payments - 1 item						
Check	02/27/2024	12018	Kenneth Kandeffer ...		-800.00	-800.00
Total Checks and Payments					-800.00	-800.00
Total Uncleared Transactions					-800.00	-800.00
Register Balance as of 02/29/2024					2,529.14	32,269.83
Ending Balance					2,529.14	32,269.83

Profit & Loss Budget Performance

February 2024

		Feb 24	Budget	\$ Over Budget	Jan - Feb 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense								
Income								
4000 · Assessments		4,650.00	3,945.50	704.50	46,235.00	7,891.00	38,344.00	47,346.00
4004 · Interest		26.42	41.67	-15.25	52.25	83.30	-31.05	500.00
Total Income		4,676.42	3,987.17	689.25	46,287.25	7,974.30	38,312.95	47,846.00
Expense								
5000 · Administrative Expense								
5001 · Office Postage and Printing		157.84	75.02	82.82	238.20	149.88	88.32	900.00
5002 · Accounting Fees		800.00	153.75	646.25	800.00	307.50	492.50	1,845.00
5004 · Legal Fees		670.00	352.08	317.92	1,507.50	704.20	803.30	4,225.00
5005 · Clerk of Courts		0.00	2.08	-2.08	0.00	4.20	-4.20	25.00
5006 · Architectural and Engineering		0.00	250.00	-250.00	0.00	500.00	-500.00	3,000.00
5007 · Management Service Contract		1,100.00	1,100.00	0.00	2,200.00	2,200.00	0.00	13,200.00
5008 · Tax-Federal		0.00	20.83	-20.83	0.00	41.70	-41.70	250.00
5009 · Tax-Florida Annual Report		0.00	5.08	-5.08	0.00	10.20	-10.20	61.00
Total 5000 · Administrative Expense		2,727.84	1,958.84	769.00	4,745.70	3,917.68	828.02	23,506.00
6000 · Operating Expense								
6001 · Insurance Expense		0.00	277.92	-277.92	554.00	555.80	-1.80	3,335.00
6002 · Grounds Maintenance		500.00	607.92	-107.92	1,000.00	1,215.80	-215.80	7,295.00
6003 · Beach Furniture		266.43	43.75	222.68	266.43	87.50	178.93	525.00
6005 · Security Services		0.00	666.66	-666.66	0.00	1,333.32	-1,333.32	8,000.00
6006 · Road Maintenance		0.00	208.33	-208.33	0.00	416.70	-416.70	2,500.00
6007 · Road Signs		0.00	32.08	-32.08	0.00	64.20	-64.20	385.00
6008 · Miscellaneous		0.00	16.67	-16.67	0.00	33.30	-33.30	200.00
Total 6000 · Operating Expense		766.43	1,853.33	-1,086.90	1,820.43	3,706.62	-1,886.19	22,240.00
7000 · Utility Expense								
7001 · Electricity		187.65	175.00	12.65	374.58	350.00	24.58	2,100.00
Total 7000 · Utility Expense		187.65	175.00	12.65	374.58	350.00	24.58	2,100.00
Total Expense		3,681.92	3,987.17	-305.25	6,940.71	7,974.30	-1,033.59	47,846.00
Net Ordinary Income		994.50	0.00	994.50	39,346.54	0.00	39,346.54	0.00
Net Income		994.50	0.00	994.50	39,346.54	0.00	39,346.54	0.00

General Ledger

As of February 29, 2024

	Type	Date	Num	Name	Memo	Original Amount	Balance
5000 · Administrative Expense							
5001 · Office Postage and Printing							2,017.86
							80.36
Total 5001 · Office Postage and Printing						157.84	238.20
5002 · Accounting Fees					Invoice 24-SHA237		238.20
							0.00
Total 5002 · Accounting Fees						800.00	800.00
5004 · Legal Fees							800.00
					Bal Due for Compilation YR 12/31/23		
Total 5004 · Legal Fees							837.50
5007 · Management Service Contract						670.00	1,507.50
					Material Alteration-gate and proxy		1,507.50
Total 5007 · Management Service Contract						1,100.00	1,100.00
Total 5000 · Administrative Expense					Invoice 24-SHA237		2,200.00
6000 · Operating Expense							2,200.00
6001 · Insurance Expense							4,745.70
Total 6001 · Insurance Expense							1,054.00
6002 · Grounds Maintenance							554.00
							554.00
Total 6002 · Grounds Maintenance							500.00
6003 · Beach Furniture							1,000.00
					Inv #122	500.00	1,000.00
Total 6003 · Beach Furniture							0.00
Total 6000 · Operating Expense					Invoice 24-SHA237	266.43	266.43
7000 · Utility Expense							266.43
7001 · Electricity							1,820.43
							186.93
Total 7001 · Electricity							186.93
					1.17.24-2.16.24	156.90	343.83
Total 7000 · Utility Expense					1.17.24-2.16.24	30.75	374.58
							374.58
							374.58



SANDY HOOK ASSOCIATION INC
 C/O SHADOW PROPERTY MANAGEMENT
 C/O MARIAN M PETERS
 PO BOX 957
 BRADENTON FL 34206

02/29/24
 *****2996
 IMAGES 7
 2ND COPY

*** CHECKING *** 1492 ASSOC NOW
 ACCOUNT NUMBER 0505032996
 PREVIOUS STATEMENT BALANCE AS OF 01/31/24 29,740.69
 PLUS 5 DEPOSITS AND OTHER CREDITS 7,366.06
 LESS 6 CHECKS AND OTHER DEBITS 4,036.92
 CURRENT STATEMENT BALANCE AS OF 02/29/24 33,069.83
 NUMBER OF DAYS IN THIS STATEMENT PERIOD 29

CHECK TRANSACTIONS

SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT
12015	02/14	1,524.27	12016	02/12	500.00	12017	02/26	670.00

CHECKING ACCOUNT TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
02/02	DEPOSIT		
02/14	DEPOSIT		2,310.00
02/16	RETURNED DEPOSIT	1,155.00	1,155.00
02/21	DEPOSIT		2,742.34
02/28	DEPOSIT		1,155.00
02/28	AC-FPL DIRECT DEBIT-ELEC PYMT6 913842669 PPDA SANDY HOOK ASSO	30.75	
02/28	AC-FPL DIRECT DEBIT-ELEC PYMT3 565542747 PPDA SANDY HOOK ASSO	156.90	
02/29	INTEREST PAYMENT		3.72

BALANCE BY DATE

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
01/31	29,740.69	02/02	32,050.69	02/12	31,550.69	02/14	31,181.42
02/16	30,026.42	02/21	32,768.76	02/26	32,098.76	02/28	33,066.11
02/29	33,069.83						

PAYER FEDERAL ID NUMBER..... 71-0009885
 INTEREST PAID YEAR TO DATE..... 7.26

CHECKING DEPOSIT

CURRENCY
COIN

CHECKS AS FOLLOWS
2 checks

DATE *2/26/24*

NAME *Sandy Hook*

ADDRESS _____

SIGNATURE _____

CHECKS ON TOTAL FROM OTHER SIDE
SUB TOTAL
LESS CASH RECEIVED

505032996 \$ *2310 -*

⑆5021⑆0275⑆ 505032996⑆

THIS CHECK IS VOID WITHOUT THE SAFETY FEATURES LISTED ON THE BACK.

Apply to account: 00210 - SANDY HOOK ASSOCIATION IN

SANDY HOOK ASSOCIATION IN
185 SANDY HOOK RD
SARASOTA, FL 34242

EL-275
825

DATE 02/15/2024

0000012017

CUSTOMER'S NAME
SARASOTA 27033

PAY (SIX HUNDRED SEVENTY DOLLARS AND NO/100)

TO THE ORDER OF THE LAW OFFICE OF SCOTT X. PETERSEN PLLC

AMOUNT
**\$670.00

Signature on file -
account holder has pre-approved this check
Valid After 90 Days

⑆0000012017⑆ ⑆082902757⑆ 505032996⑆ 94

02/26/2024 12017 \$670.00

CHECKING DEPOSIT

CURRENCY
COIN

CHECKS AS FOLLOWS
1155 -

DATE *2/14/24*

NAME *Sandy Hook*

ADDRESS _____

SIGNATURE _____

CHECKS ON TOTAL FROM OTHER SIDE
SUB TOTAL
LESS CASH RECEIVED

505032996 \$ *1155 -*

⑆5021⑆0275⑆ 505032996⑆

02/14/2024 \$1,155.00

CHECKING DEPOSIT

CURRENCY
COIN

CHECKS AS FOLLOWS
*SPR-HARVECK 1155 -
Kine 1155 -
Pilson 30 -
of TRUST 401.34*

DATE *2/14/24*

NAME *Sandy Hook Assoc*

ADDRESS _____

SIGNATURE _____

CHECKS ON TOTAL FROM OTHER SIDE
SUB TOTAL
LESS CASH RECEIVED

505032996 \$ *2742.34*

⑆5021⑆0275⑆ 505032996⑆

02/21/2024 \$2,742.34

CHECKING DEPOSIT

CURRENCY
COIN

CHECKS AS FOLLOWS
1155 -

DATE *2-27-24*

NAME *Sandy Hook Assoc*

ADDRESS _____

SIGNATURE _____

CHECKS ON TOTAL FROM OTHER SIDE
SUB TOTAL
LESS CASH RECEIVED

505032996 \$ *1155 -*

⑆5021⑆0275⑆ 505032996⑆

02/28/2024 \$1,155.00

THIS CHECK IS VOID WITHOUT THE SAFETY FEATURES LISTED ON THE BACK.

Apply to account: none - SANDY HOOK ASSOCIATION IN

SANDY HOOK ASSOCIATION IN
185 SANDY HOOK RD
SARASOTA, FL 34242

EL-275
825

DATE 02/02/2024

0000012015

CUSTOMER'S NAME
SARASOTA 27033

PAY ONE THOUSAND, FIVE HUNDRED TWENTY-FOUR DOLLARS AND 27/100.

TO THE ORDER OF SHADOW PROPERTY MANAGEMENT LLC.

AMOUNT
**\$1524.27

Signature on file -
account holder has pre-approved this check
Valid After 90 Days

⑆0000012015⑆ ⑆082902757⑆ 505032996⑆ 94

02/14/2024 12015 \$1,524.27

THIS CHECK IS VOID WITHOUT THE SAFETY FEATURES LISTED ON THE BACK.

Apply to account: LawnCare - SANDY HOOK ASSOCIATION IN

SANDY HOOK ASSOCIATION IN
185 SANDY HOOK RD
SARASOTA, FL 34242

EL-275
825

DATE 02/05/2024

0000012016

CUSTOMER'S NAME
SARASOTA 27033

PAY FIVE HUNDRED DOLLARS AND NO/100.

TO THE ORDER OF MAKO LAWNS

AMOUNT
**\$500.00

Signature on file -
account holder has pre-approved this check
Valid After 90 Days

⑆0000012016⑆ ⑆082902757⑆ 505032996⑆ 94

02/12/2024 12016 \$500.00

STATEMENT RECONCILIATION

WRITE US AT P.O. Box 966, Conway AR, 72033 or call 888-372-9788 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt.

We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number (if any).
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

(3) Tell us the dollar amount of the suspected error. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will recredit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company you can call us at 888-372-9788 to find out whether that deposit has been made.

MONTH _____ **20** _____

**BALANCE AS OF
THIS STATEMENT** \$ _____

**PLUS DEPOSITS
NOT CREDITED ON
THIS STATEMENT (+) \$** _____

TOTAL (=) \$ _____

**LESS TOTAL OF
OUTSTANDING
CHECKS** (-) \$ _____

BALANCE (=) \$ _____

THIS SHOULD AGREE WITH YOUR CHECKBOOK BALANCE AFTER ENTERING IN YOUR CHECKBOOK ALL CHARGES, DEDUCTIONS AND INTEREST CREDITED SHOWN ON THIS STATEMENT.

USE THIS FORM

TO BALANCE YOUR CHECKBOOK
WITH YOUR STATEMENT

OUTSTANDING CHECKS OUTSTANDING CHECKS

[illegible]

IF YOUR ACCOUNT DOES NOT BALANCE, PLEASE CHECK THE FOLLOWING CAREFULLY:

- ☐ HAVE YOU ENTERED THE AMOUNT OF EACH CHECK IN YOUR CHECKBOOK CORRECTLY?
 - ☐ ARE ALL DEPOSIT AMOUNTS, INCLUDING INTEREST, ENTERED IN YOUR CHECKBOOK THE SAME AS SHOWN ON THIS STATEMENT?
 - ☐ HAVE ALL CHARGES BEEN DEDUCTED FROM YOUR CHECKBOOK?
 - ☐ HAVE YOU DOUBLE-CHECKED THE ADDITIONS AND SUBTRACTIONS IN YOUR CHECKBOOK?
 - ☐ HAVE YOU BROUGHT THE CORRECT BALANCE FORWARD FROM ONE CHECKBOOK PAGE TO ANOTHER?
 - ☐ HAVE ALL CHECKS WRITTEN AND OTHER WITHDRAWALS BEEN DEDUCTED FROM YOUR CHECKBOOK?

PLEASE ADVISE OF ANY CHANGES OF ADDRESS OR STATEMENT IRREGULARITY WITHIN 10 DAYS.

Sandy Hook Association Inc.
Reconciliation Detail
1007 · Centennial MMA, Period Ending 02/29/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						15,060.43
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	02/29/2024			X	20.88	20.88
Total Deposits and Credits					20.88	20.88
Total Cleared Transactions					20.88	20.88
Cleared Balance					20.88	15,081.31
Register Balance as of 02/29/2024					20.88	15,081.31
Ending Balance					20.88	15,081.31



SANDY HOOK ASSOCIATION INC
C/O SHADOW PROPERTY MANAGEMENT
C/O SHADOW PROPERTY MANAGEMENT
185 SANDY HOOK RD N
SARASOTA FL 34242

02/29/24
*****3720

CYCLE-031

*** CHECKING *** 1491 ASSOC BKG MMA
ACCOUNT NUMBER 0505033720
PREVIOUS STATEMENT BALANCE AS OF 01/31/24 15,060.43
PLUS 1 DEPOSITS AND OTHER CREDITS 20.88
LESS 0 CHECKS AND OTHER DEBITS00
CURRENT STATEMENT BALANCE AS OF 02/29/24 15,081.31
NUMBER OF DAYS IN THIS STATEMENT PERIOD 29

CHECKING ACCOUNT TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
02/29	INTEREST PAYMENT		20.88

BALANCE BY DATE

DATE	BALANCE	DATE	BALANCE
01/31	15,060.43	02/29	15,081.31

PAYER FEDERAL ID NUMBER..... 71-0009885
INTEREST PAID YEAR TO DATE..... 43.17

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THIS SHOULD AGREE WITH YOUR CHECKBOOK BALANCE AFTER ENTERING IN YOUR CHECKBOOK ALL CHARGES, DEDUCTIONS AND INTEREST CREDITED SHOWN ON THIS STATEMENT.

[illegible]

- ☐ HAVE YOU ENTERED THE AMOUNT OF EACH CHECK IN YOUR CHECKBOOK CORRECTLY?
 - ☐ ARE ALL DEPOSIT AMOUNTS, INCLUDING INTEREST, ENTERED IN YOUR CHECKBOOK THE SAME AS SHOWN ON THIS STATEMENT?
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