

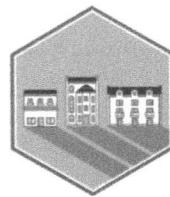
Sandy Hook Assn., Inc.

5/31/2024

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 May 31, 2024

May 31, 24

ASSETS

Current Assets

Checking/Savings

1006 · Centennial Checking Account 20,429.23

1007 · Centennial MMA 15,147.75

1012 · Centennial CD 151,523.11

Total Checking/Savings 187,100.09

Total Current Assets 187,100.09

TOTAL ASSETS 187,100.09

LIABILITIES & EQUITY

Equity

32000 · Retained Earnings 165,601.94

Net Income 21,498.15

Total Equity 187,100.09

TOTAL LIABILITIES & EQUITY 187,100.09

Sandy Hook Association Inc.
Profit & Loss Budget Performance
May 2024

	May 24	Budget	\$ Over Budget	% of Budget	Jan - May 24	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4000 · Assessments	0.00	3,945.50	-3,945.50	0.0%	47,390.00	19,727.50	27,662.50	240.22%	47,346.00
4004 · Interest	1,501.12	41.67	1,459.45	3,602.4%	3,105.33	208.31	2,897.02	1,490.73%	500.00
Total Income	1,501.12	3,987.17	-2,486.05	37.65%	50,495.33	19,935.81	30,559.52	253.29%	47,846.00
Expense									
5000 · Administrative Expense									
5001 · Office Postage and Printing	320.29	75.01	245.28	427.0%	572.89	374.93	197.96	152.8%	900.00
5002 · Accounting Fees	0.00	153.75	-153.75	0.0%	1,045.00	768.75	276.25	135.94%	1,845.00
5004 · Legal Fees	0.00	352.08	-352.08	0.0%	1,927.50	1,760.44	167.06	109.49%	4,225.00
5005 · Clerk of Courts	0.00	2.08	-2.08	0.0%	0.00	10.44	-10.44	0.0%	25.00
5006 · Architectural and Engineering	0.00	250.00	-250.00	0.0%	0.00	1,250.00	-1,250.00	0.0%	3,000.00
5007 · Management Service Contract	1,100.00	1,100.00	0.00	100.0%	5,500.00	5,500.00	0.00	100.0%	13,200.00
5008 · Tax-Federal	0.00	20.83	-20.83	0.0%	0.00	104.19	-104.19	0.0%	250.00
5009 · Tax-Florida Annual Report	0.00	5.08	-5.08	0.0%	61.25	25.44	35.81	240.76%	61.00
Total 5000 · Administrative Expense	1,420.29	1,958.83	-538.54	72.51%	9,106.64	9,794.19	-687.55	92.98%	23,506.00
6000 · Operating Expense									
6001 · Insurance Expense	0.00	277.92	-277.92	0.0%	2,879.00	1,389.56	1,489.44	207.19%	3,335.00
6002 · Grounds Maintenance	500.00	607.92	-107.92	82.25%	2,500.00	3,039.56	-539.56	82.25%	7,295.00
6003 · Beach Furniture	0.00	43.75	-43.75	0.0%	827.65	218.75	608.90	378.35%	525.00
6005 · Security Services	0.00	666.67	-666.67	0.0%	10,206.00	3,333.31	6,872.69	306.18%	8,000.00
6006 · Road Maintenance	0.00	208.33	-208.33	0.0%	2,550.00	1,041.69	1,508.31	244.8%	2,500.00
6007 · Road Signs	0.00	32.08	-32.08	0.0%	0.00	160.44	-160.44	0.0%	365.00
6008 · Miscellaneous	0.00	16.67	-16.67	0.0%	0.00	83.31	-83.31	0.0%	200.00
Total 6000 · Operating Expense	500.00	1,853.34	-1,353.34	26.98%	18,962.65	9,266.62	9,696.03	204.63%	22,240.00
7000 · Utility Expense									
7001 · Electricity	180.76	175.00	5.76	103.29%	927.89	875.00	52.89	106.05%	2,100.00
Total 7000 · Utility Expense	180.76	175.00	5.76	103.29%	927.89	875.00	52.89	106.05%	2,100.00
Total Expense	2,101.05	3,987.17	-1,886.12	52.7%	28,997.18	19,935.81	9,061.37	145.45%	47,846.00
Net Ordinary Income	-599.93	0.00	-599.93	100.0%	21,498.15	0.00	21,498.15	100.0%	0.00
Net Income	-599.93	0.00	-599.93	100.0%	21,498.15	0.00	21,498.15	100.0%	0.00

Sandy Hook Association Inc.
General Ledger
As of May 31, 2024

		Type	Date	Num	Name	Memo	Original Amount	Balance
	5000 · Administrative Expense							7,686.35
	5001 · Office Postage and Printing	Check	05/01/2024	12029	Shadow Property Management	24-SHA240	2.50	252.60
		Check	05/05/2024	12031	Siesta Self Storage	1504 THRU 5.22.25	317.79	572.89
	Total 5001 · Office Postage and Printing							572.89
	5002 · Accounting Fees							1,045.00
	Total 5002 · Accounting Fees							1,045.00
	5004 · Legal Fees							1,927.50
	Total 5004 · Legal Fees							1,927.50
	5007 · Management Service Contract	Check	05/01/2024	12029	Shadow Property Management	24-SHA240	1,100.00	5,500.00
	Total 5007 · Management Service Contract							5,500.00
	5009 · Tax-Florida Annual Report							61.25
	Total 5009 · Tax-Florida Annual Report							61.25
	Total 5000 · Administrative Expense							9,106.64
	6000 · Operating Expense							18,462.65
	6001 · Insurance Expense							2,879.00
	Total 6001 · Insurance Expense							2,879.00
	6002 · Grounds Maintenance							2,000.00
	6002 · Grounds Maintenance	Check	05/02/2024	12030	Mako Lawns	280	500.00	2,500.00
	Total 6002 · Grounds Maintenance							2,500.00
	6003 · Beach Furniture							827.65
	Total 6003 · Beach Furniture							827.65
	6005 · Security Services							10,206.00
	Total 6005 · Security Services							10,206.00
	6006 · Road Maintenance							2,550.00
	Total 6006 · Road Maintenance							2,550.00
	Total 6000 · Operating Expense							18,962.65
	7000 · Utility Expense							747.13
	7001 · Electricity	Check	05/17/2024	ACH	Florida Power and Light	4.17.24-5.17.24	150.45	897.58
		Check	05/17/2024	ACH	Florida Power and Light	4.17.24-5.17.24	30.31	927.89
	Total 7001 · Electricity							927.89
	Total 7000 · Utility Expense							927.89
	TOTAL							

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06/04/24

Sandy Hook Association Inc.

Reconciliation Detail

1006 - Centennial Checking Account, Period Ending 05/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						24,527.45
Cleared Transactions						
Checks and Payments - 6 items						
Check	04/08/2024	12028	M&T Loading and h...	X	-2,000.00	-2,000.00
Check	05/01/2024	12029	Shadow Property M...	X	-1,102.50	-3,102.50
Check	05/02/2024	12030	Mako Lawns	X	-500.00	-3,602.50
Check	05/05/2024	12031	Siesta Self Storage	X	-317.79	-3,920.29
Check	05/17/2024	ACH	Florida Power and Li...	X	-150.45	-4,070.74
Check	05/17/2024	ACH	Florida Power and Li...	X	-30.31	-4,101.05
Total Checks and Payments					-4,101.05	-4,101.05
Deposits and Credits - 1 item						
Deposit	05/31/2024			X	2.83	2.83
Total Deposits and Credits					2.83	2.83
Total Cleared Transactions					-4,098.22	-4,098.22
Cleared Balance					-4,098.22	20,429.23
Register Balance as of 05/31/2024					-4,098.22	20,429.23
Ending Balance					-4,098.22	20,429.23



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

05/31/24
*****2996
IMAGES 4
2ND COPY

*** CHECKING *** 1492 ASSOC NOW
ACCOUNT NUMBER 0505032996
PREVIOUS STATEMENT BALANCE AS OF 04/30/24 24,527.45
PLUS 1 DEPOSITS AND OTHER CREDITS 2.83
LESS 6 CHECKS AND OTHER DEBITS 4,101.05
CURRENT STATEMENT BALANCE AS OF 05/31/24 20,429.23
NUMBER OF DAYS IN THIS STATEMENT PERIOD 31

CHECK TRANSACTIONS

SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT
12028	05/16	2,000.00	12030	05/17	500.00			
12029	05/10	1,102.50	12031	05/17	317.79			

CHECKING ACCOUNT TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
05/29	AC-FPL DIRECT DEBIT-ELEC PYMT6 913842669 PPDA SANDY HOOK ASSO	30.31	
05/29	AC-FPL DIRECT DEBIT-ELEC PYMT3 565542747 PPDA SANDY HOOK ASSO	150.45	
05/31	INTEREST PAYMENT		2.83

BALANCE BY DATE

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
04/30	24,527.45	05/10	23,424.95	05/16	21,424.95	05/17	20,607.16
05/29	20,426.40	05/31	20,429.23				

PAYER FEDERAL ID NUMBER..... 71-0009885
INTEREST PAID YEAR TO DATE..... 17.13

Apply to account: none - SANDY HOOK ASSOCIATION IN

SANDY HOOK ASSOCIATION IN
C/O SHADOW PROPERTY MANAGEMENT
5117 ROSLYN RD
VENICE, FL 33593

EL-273
879

DATE 04/30/2024

0000012028

AMOUNT

PAY TWO THOUSAND DOLLARS AND NO/100

TO THE ORDER OF THE NOT LOADING AND HAULING INC.

**\$2000.00

Signature on File -
account holder has pre-approved this check
Void After 90 Days

0000012028 0082902757* 505032996* 94

05/16/2024 12028 \$2,000.00

Apply to account: none - SANDY HOOK ASSOCIATION IN

SANDY HOOK ASSOCIATION IN
C/O SHADOW PROPERTY MANAGEMENT
5117 ROSLYN RD
VENICE, FL 33593

EL-273
879

DATE 05/01/2024

0000012029

AMOUNT

PAY ONE THOUSAND, ONE HUNDRED TWO DOLLARS AND 50/100

TO THE ORDER OF SHADOW PROPERTY MANAGEMENT LLC

**\$1102.50

Signature on File -
account holder has pre-approved this check
Void After 90 Days

0000012029 0082902757* 505032996* 94

05/10/2024 12029 \$1,102.50

Apply to account: Lawn Care - SANDY HOOK ASSOCIATION IN

SANDY HOOK ASSOCIATION IN
C/O SHADOW PROPERTY MANAGEMENT
5117 ROSLYN RD
VENICE, FL 33593

EL-273
879

DATE 05/06/2024

0000012030

AMOUNT

PAY FIVE HUNDRED DOLLARS AND NO/100

TO THE ORDER OF MAKO LANDS

**\$500.00

Signature on File -
account holder has pre-approved this check
Void After 90 Days

0000012030 0082902757* 505032996* 94

05/17/2024 12030 \$500.00

Apply to account: D33L - SANDY HOOK ASSOCIATION IN

SANDY HOOK ASSOCIATION IN
C/O SHADOW PROPERTY MANAGEMENT
5117 ROSLYN RD
VENICE, FL 33593

EL-273
879

DATE 05/08/2024

0000012031

AMOUNT

PAY THREE HUNDRED SEVENTEEN DOLLARS AND 79/100

TO THE ORDER OF SIESTA SELF STORAGE - CASTLE ON THE KEY LLC

**\$317.79

Signature on File -
account holder has pre-approved this check
Void After 90 Days

0000012031 0082902757* 505032996* 94

05/17/2024 12031 \$317.79

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. 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][illegible]

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

- ☐ HAVE YOU ENTERED THE AMOUNT OF EACH CHECK IN YOUR CHECKBOOK CORRECTLY?
 - ☐ HAVE YOU DOUBLE-CHECKED THE ADDITIONS AND SUBTRACTIONS IN YOUR CHECKBOOK?
 - ☐ ARE ALL DEPOSIT AMOUNTS, INCLUDING INTEREST, ENTERED IN YOUR CHECKBOOK THE SAME AS SHOWN ON THIS STATEMENT?
 - ☐ HAVE YOU BROUGHT THE CORRECT BALANCE FORWARD FROM ONE CHECKBOOK PAGE TO ANOTHER?
 - ☐ HAVE ALL CHARGES BEEN DEDUCTED FROM YOUR CHECKBOOK?
 - ☐ 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 05/31/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						15,125.33
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	05/31/2024			X	22.42	22.42
Total Deposits and Credits					22.42	22.42
Total Cleared Transactions					22.42	22.42
Cleared Balance					22.42	15,147.75
Register Balance as of 05/31/2024					22.42	15,147.75
Ending Balance					22.42	15,147.75



SANDY HOOK ASSOCIATION INC
C/O SHADOW PROPERTY MANAGEMENT
C/O SHADOW PROPERTY MANAGEMENT
3387 ROSLYN RD
VENICE FL 34293

05/31/24

*****3720

CYCLE-031

*** CHECKING *** 1491 ASSOC BKG MMA

ACCOUNT NUMBER 0505033720

PREVIOUS STATEMENT BALANCE AS OF 04/30/24 15,125.33

PLUS 1 DEPOSITS AND OTHER CREDITS 22.42

LESS 0 CHECKS AND OTHER DEBITS00

CURRENT STATEMENT BALANCE AS OF 05/31/24 15,147.75

NUMBER OF DAYS IN THIS STATEMENT PERIOD 31

CHECKING ACCOUNT TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
05/31	INTEREST PAYMENT		22.42

BALANCE BY DATE

DATE	BALANCE	DATE	BALANCE
04/30	15,125.33	05/31	15,147.75

PAYER FEDERAL ID NUMBER..... 71-0009885

INTEREST PAID YEAR TO DATE..... 109.61

STATEMENT RECONCILIATION

USE THIS FORM
TO BALANCE YOUR CHECKBOOK
WITH YOUR STATEMENT

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. 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.

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

Account Details

1012 ASSOC 12-17M 10 *7593

Switch Accounts



Ledger Balance	\$ 151,523.11	Previous Year's Interest	\$ 0.00
Last Interest Paid Date	05/08/2024	Last Interest Paid	\$ 1,475.87
Year to date Interest	\$ 2,971.90	Term	12 Months

[Statements](#) | [Transfers](#) | [Account Alerts](#)

Current Deposits

Deposit Date	Maturity Date	Rate	Accrued Interest	Ledger Balance
11/08/2023	11/08/2024	4.00%	\$ 397.43	\$ 151,523.11