



## Monthly Management Report

Maplewood Homeowners Association  
February 2023

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# Balance Sheet

Properties: Maplewood HOA

As of: 02/28/2023

Accounting Basis: Accrual

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Cash: Operating	115,559.33
Cash: Reserves	83,043.41
<b>Total Cash</b>	<b>198,602.74</b>
Accounts Receivable	956.00
Prepaid Insurance	11,792.65
<b>TOTAL ASSETS</b>	<b>211,351.39</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Deferred Assessments	28,571.66
Association Fees Received in Advance	7,530.11
Accounts Payable	450.99
Reserves-Pooled	83,043.41
<b>Total Liabilities</b>	<b>119,596.17</b>
<b>Capital</b>	
Retained Earnings	83,076.07
Year to Date-Income (Loss)	8,679.15
<b>Total Capital</b>	<b>91,755.22</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>211,351.39</b>

## Annual Budget - Comparative

**Properties:** Maplewood HOA - 975 6th Ave S- Suite 101 Naples, FL 34104

**As of:** Feb 2023

**Additional Account Types:** None

**Accounting Basis:** Accrual

**Level of Detail:** Detail View

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>							
<b>Income</b>							
Income: Assessments	26,488.75	26,488.75	0.00	52,977.50	52,977.50	0.00	317,865.00
Income: Reserve Assessment	2,082.92	2,082.92	0.00	4,165.84	4,165.84	0.00	24,995.00
Income: Application Fee Income	100.00	125.00	-25.00	400.00	250.00	150.00	1,500.00
Income: Interest Reserves	29.11	1.67	27.44	49.43	3.34	46.09	20.00
Income: Late Fees & Interest	0.00	20.84	-20.84	0.00	41.68	-41.68	250.00
Income: Miscellaneous Income	50.00	33.34	16.66	166.00	66.68	99.32	400.00
<b>Total Income</b>	<b>28,750.78</b>	<b>28,752.52</b>	<b>-1.74</b>	<b>57,758.77</b>	<b>57,505.04</b>	<b>253.73</b>	<b>345,030.00</b>
<b>Total Operating Income</b>	<b>28,750.78</b>	<b>28,752.52</b>	<b>-1.74</b>	<b>57,758.77</b>	<b>57,505.04</b>	<b>253.73</b>	<b>345,030.00</b>
<b>Expense</b>							
<b>Administrative Expenses</b>							
Administrative Expenses: Management Fees	1,932.00	1,932.00	0.00	3,864.00	3,864.00	0.00	23,184.00
Administrative Expenses: Project Management Fees	202.00	202.09	0.09	404.00	404.18	0.18	2,425.00
Administrative Expenses: Office Expenses	220.64	291.67	71.03	543.30	583.34	40.04	3,500.00
Administrative Expenses: Website Maintenance	75.00	62.50	-12.50	225.00	125.00	-100.00	750.00
Administrative Expenses: Tax Return Review & Prep	250.00	300.00	50.00	250.00	300.00	50.00	300.00
Administrative Expenses: Legal Fees	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
Administrative Expenses: Consulting Fees (Reserve Study)	0.00	75.00	75.00	0.00	150.00	150.00	900.00
Administrative Expenses: Licenses & Permits	0.00	50.00	50.00	0.00	100.00	100.00	600.00
Administrative Expenses: Annual Division Fees	61.25	61.25	0.00	61.25	61.25	0.00	61.25
Administrative	0.00	41.67	41.67	0.00	83.34	83.34	500.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Expenses: Permits							
Administrative Expenses: Bad debt	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
Administrative Expenses: Social Events	0.00	50.00	50.00	0.00	100.00	100.00	600.00
<b>Total Administrative Expenses</b>	<b>2,740.89</b>	<b>3,399.52</b>	<b>658.63</b>	<b>5,347.55</b>	<b>6,437.79</b>	<b>1,090.24</b>	<b>36,820.25</b>
Building Expenses							
Building Expenses: Insurance-Property/ GL/D&O/Crime	1,310.30	1,333.34	23.04	2,620.60	2,666.68	46.08	16,000.00
Building Expenses: Building Maintenance/ Supplies	0.00	666.67	666.67	0.00	1,333.34	1,333.34	8,000.00
Building Expenses: Holiday Decorating	0.00	166.67	166.67	0.00	333.34	333.34	2,000.00
Building Expenses: Camera Maintenance	0.00	83.34	83.34	0.00	166.68	166.68	1,000.00
<b>Total Building Expenses</b>	<b>1,310.30</b>	<b>2,250.02</b>	<b>939.72</b>	<b>2,620.60</b>	<b>4,500.04</b>	<b>1,879.44</b>	<b>27,000.00</b>
Landscaping							
Landscaping: Grounds Maintenance	1,000.00	1,000.00	0.00	2,000.00	2,000.00	0.00	12,000.00
Landscaping: Plants/ Mulch/Sod/Tree	0.00	1,583.34	1,583.34	0.00	3,166.68	3,166.68	19,000.00
Landscaping: Tree Trimming Common Areas/ROW	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
Landscaping: Tree Trimming - B&D Easement	0.00	333.34	333.34	0.00	666.68	666.68	4,000.00
Landscaping: Irrigation Repairs/ Maintenance	0.00	208.34	208.34	0.00	416.68	416.68	2,500.00
Landscaping: Lake Treatment	198.00	236.58	38.58	396.00	473.16	77.16	2,838.88
Landscaping: Landscape Design Fees B&D Ease	0.00	98.34	98.34	0.00	196.68	196.68	1,180.00
Landscaping: Preserve Maintenance	0.00	1,375.00	1,375.00	0.00	2,750.00	2,750.00	16,500.00
Landscaping: B&D Maint. & Replacements	0.00	1,268.63	1,268.63	0.00	2,537.26	2,537.26	15,223.55
<b>Total Landscaping</b>	<b>1,198.00</b>	<b>6,603.57</b>	<b>5,405.57</b>	<b>2,396.00</b>	<b>13,207.14</b>	<b>10,811.14</b>	<b>79,242.43</b>
Pool Facility							
Pool Facility: Pool Cleaning Contract	550.00	550.00	0.00	1,100.00	1,100.00	0.00	6,600.00
Pool Facility: Pool Janitorial	200.00	216.67	16.67	400.00	433.34	33.34	2,600.00
Pool Facility: Pool Maintenance/	0.00	375.00	375.00	0.00	750.00	750.00	4,500.00

## Annual Budget - Comparative

Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Repairs							
<b>Total Pool Facility</b>	<b>750.00</b>	<b>1,141.67</b>	<b>391.67</b>	<b>1,500.00</b>	<b>2,283.34</b>	<b>783.34</b>	<b>13,700.00</b>
Utilities							
Utilities: Cable TV	13,402.44	13,670.12	267.68	26,804.88	27,340.24	535.36	164,041.43
Utilities: Electricity	1,807.00	1,470.00	-337.00	3,365.31	2,940.00	-425.31	17,640.00
Utilities: Water & Sewer	201.17	367.50	166.33	354.11	735.00	380.89	4,410.00
Utilities: Camera Internet	200.99	125.00	-75.99	392.98	250.00	-142.98	1,500.00
<b>Total Utilities</b>	<b>15,611.60</b>	<b>15,632.62</b>	<b>21.02</b>	<b>30,917.28</b>	<b>31,265.24</b>	<b>347.96</b>	<b>187,591.43</b>
Reserves							
Reserve Contribution	29.11	2,082.92	2,053.81	6,298.19	4,165.84	-2,132.35	24,995.00
<b>Total Reserves</b>	<b>29.11</b>	<b>2,082.92</b>	<b>2,053.81</b>	<b>6,298.19</b>	<b>4,165.84</b>	<b>-2,132.35</b>	<b>24,995.00</b>
<b>Total Operating Expense</b>	<b>21,639.90</b>	<b>31,110.32</b>	<b>9,470.42</b>	<b>49,079.62</b>	<b>61,859.39</b>	<b>12,779.77</b>	<b>369,349.11</b>
Total Operating Income	28,750.78	28,752.52	-1.74	57,758.77	57,505.04	253.73	345,030.00
Total Operating Expense	21,639.90	31,110.32	9,470.42	49,079.62	61,859.39	12,779.77	369,349.11
<b>NOI - Net Operating Income</b>	<b>7,110.88</b>	<b>-2,357.80</b>	<b>9,468.68</b>	<b>8,679.15</b>	<b>-4,354.35</b>	<b>13,033.50</b>	<b>-24,319.11</b>
Total Income	28,750.78	28,752.52	-1.74	57,758.77	57,505.04	253.73	345,030.00
Total Expense	21,639.90	31,110.32	9,470.42	49,079.62	61,859.39	12,779.77	369,349.11
<b>Net Income</b>	<b>7,110.88</b>	<b>-2,357.80</b>	<b>9,468.68</b>	<b>8,679.15</b>	<b>-4,354.35</b>	<b>13,033.50</b>	<b>-24,319.11</b>

## Check Register

**Properties:** Maplewood HOA - 975 6th Ave S- Suite 101 Naples, FL 34104

**Date Range:** 02/01/2023 to 02/28/2023

**Bank Accounts:** All

**Payees:** All

**Payment Type:** All

**Include Voided Checks:** No

**Exclude Cleared Checks:** No

Check #	Check Date	Payee Name	Amount	Check Memo
<b>Operating Account- Maplewood HOA</b>				
Auto Pay	02/07/2023	FPL	721.36	
Auto Pay	02/07/2023	FPL	84.92	
Auto Pay	02/07/2023	FPL	31.17	
Auto Pay	02/07/2023	FPL	969.55	
7308	02/09/2023	ADG4 Properties	2,429.64	
7309	02/09/2023	Florida Department of State	61.25	N94000001592
7310	02/09/2023	Joseris Cleaning Service	200.00	
7311	02/09/2023	Minions Lawn Service, Inc.	1,000.00	
7312	02/09/2023	Sapphire Pools of Florida, Inc.	550.00	
7313	02/09/2023	Solitude Lake Management	198.00	
Auto Pay	02/10/2023	Comcast	191.99	
Auto Pay	02/13/2023	Xfinity	13,402.44	
Auto Pay	02/15/2023	Collier County Utilities	201.17	
			<b>20,041.49</b>	
<b>Total</b>			<b>20,041.49</b>	

## Aged Receivable Detail

**Properties:** Maplewood HOA - 975 6th Ave S- Suite 101 Naples, FL 34104

**Amount Receivable:** Exclude 0.00

**Tenant Status:** Current and Notice

**As of:** 02/28/2023

Payer Name	Posting Date	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
<b>Maplewood HOA - 975 6th Ave S- Suite 101 Naples, FL 34104 - Unit 169 - Young, Joan</b>								
Young, Joan	02/15/2023	Income: Miscellaneous Income	25.00	25.00	25.00	0.00	0.00	0.00
<b>Maplewood HOA - 975 6th Ave S- Suite 101 Naples, FL 34104 - Unit 310 - Cornacchia, Rebecca A.</b>								
Cornacchia, Rebecca A.	01/01/2023	Association Income	395.00	395.00	0.00	395.00	0.00	0.00
<b>Maplewood HOA - 975 6th Ave S- Suite 101 Naples, FL 34104 - Unit 423 - Lopez, Robert</b>								
Lopez, Robert	01/02/2023	Income: Miscellaneous Income	50.00	50.00	0.00	50.00	0.00	0.00
<b>Maplewood HOA - 975 6th Ave S- Suite 101 Naples, FL 34104 - Unit 431 - Love, Lisa</b>								
Love, Lisa	01/01/2023	Association Income	395.00	395.00	0.00	395.00	0.00	0.00
<b>Maplewood HOA - 975 6th Ave S- Suite 101 Naples, FL 34104 - Unit 435 - Beaver, Thomas &amp; Sandra</b>								
Beaver, Thomas & Sandra	01/02/2023	Income: Miscellaneous Income	33.00	33.00	0.00	33.00	0.00	0.00
<b>Maplewood HOA - 975 6th Ave S- Suite 101 Naples, FL 34104 - Unit 729 - Miller, Brandon</b>								
Miller, Brandon	02/21/2023	Income: Miscellaneous Income	25.00	25.00	25.00	0.00	0.00	0.00
<b>Maplewood HOA - 975 6th Ave S- Suite 101 Naples, FL 34104 - Unit 757 - Fuquen, Alirio</b>								
Fuquen, Alirio	01/02/2023	Income: Miscellaneous Income	33.00	33.00	0.00	33.00	0.00	0.00
<b>Total</b>			<b>956.00</b>	<b>956.00</b>	<b>50.00</b>	<b>906.00</b>	<b>0.00</b>	<b>0.00</b>

## Homeowner Prepayment Balance

**Properties:** Maplewood HOA - 975 6th Ave S- Suite 101 Naples, FL 34104

**Homeowners:** All

**Homeowner Status:** Current and Notice

**Prepayment Account:** 2300: Association Fees Received in Advance

**As of:** 02/28/2023

Unit Address	Homeowner	Amount
<b>Maplewood HOA - 975 6th Ave S- Suite 101 Naples, FL 34104</b>		
184 Stanhope Circle Naples, FL 34104	Sexton, Cheryl	395.00
204 Stanhope Circle Naples, FL 34104	Swanson, Tina	25.00
454 Crossfield Circle Naples, FL 34104	Walker, Carlon	1,185.00
539 Crossfield Circle Naples, FL 34104	Amati, Ronald & Debra	1,580.00
607 Crossfield Circle Naples, FL 34104	Scarpelli, Karen	0.11
685 Crossfield Circle Naples, FL 34104	DMKD, LLC	1,185.00
753 Crossfield Circle Naples, FL 34104	Whitley, James & Zenaida	1,185.00
757 Crossfield Circle Naples, FL 34104	Fuquen, Alirio	395.00
783 Crossfield Circle Naples, FL 34104	Moloney, Thomas	1,185.00
791 Crossfield Circle Naples, FL 34104	Fitzek, James & Sandra	395.00
		<b>7,530.11</b>
<b>Total</b>		<b>7,530.11</b>



# Reconciliation Report

First Horizon

Account Name	Operating Account- Maplewood HOA
Account Number	8300073957
Ending Statement Date	02/28/2023

Summary

Bank Statement Starting Balance on 01/31/2023	126,517.82
Cleared Deposits and other Increases	9,158.00
Cleared Checks and other Decreases	20,116.49
Cleared ACH Batches and Reversals	0.00
Cleared Balance	115,559.33

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	
Total	0.00
Unreconciled Checks and other Decreases (0 Items)	
Total	0.00
Unreconciled ACH Batches and Reversals (0 Items)	
Total	0.00
Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)	
Total	0.00
Unreconciled Checks Voided after Reconciliation Period (0 Items)	
Total	0.00
Unreconciled Receipts Deposited after Reconciliation Period (0 Items)	
Total	0.00
Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)	
Total	0.00
Pending Online Receipts Which Have Not Been Deposited (0 Items)	
Total	0.00

Cleared Transactions

Cleared Deposits and other Increases (7 Items)		
Deposit #82	01/25/2023	3,655.00
Deposit #83	02/02/2023	1,680.00
Deposit #Automatic ACH Deposit	02/10/2023	395.00
Deposit #Automatic ACH Deposit	02/13/2023	395.00
Deposit #Automatic Deposit	02/16/2023	395.00
Deposit #84	02/17/2023	2,375.00

Deposit #Automatic ACH Deposit	02/17/2023	263.00
<b>Total</b>		<b>9,158.00</b>
Cleared Checks and other Decreases (14 Items)		
Check #7304 - NPV, Inc.	01/12/2023	75.00
Check #7308 - ADG4 Properties	02/09/2023	2,429.64
Check #7309 - Florida Department of State	02/09/2023	61.25
Check #7310 - Joseris Cleaning Service	02/09/2023	200.00
Check #7311 - Minions Lawn Service, Inc.	02/09/2023	1,000.00
Check #7312 - Sapphire Pools of Florida, Inc.	02/09/2023	550.00
Check #7313 - Solitude Lake Management	02/09/2023	198.00
Payment Ref Auto Pay - FPL	02/07/2023	721.36
Payment Ref Auto Pay - FPL	02/07/2023	84.92
Payment Ref Auto Pay - FPL	02/07/2023	31.17
Payment Ref Auto Pay - FPL	02/07/2023	969.55
Payment Ref Auto Pay - Xfinity	02/13/2023	13,402.44
Payment Ref Auto Pay - Comcast	02/10/2023	191.99
Payment Ref Auto Pay - Collier County Utilities	02/15/2023	201.17
<b>Total</b>		<b>20,116.49</b>
Cleared ACH Batches and Reversals (0 Items)		
<b>Total</b>		<b>0.00</b>
<b>Cash Accounts</b>		
1010: Cash: Operating		115,559.33
Less Unreconciled Deposits		0.00
Less Unreconciled Receipts Deposited after Reconciliation Period		0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited		0.00
Less Pending Online Receipts Which Have Not Been Deposited		0.00
Plus Unreconciled Checks		0.00
Plus Unreconciled ACH Batches and Reversals		0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period		0.00
Plus Unreconciled Checks Voided after Reconciliation Period		0.00
<b>Adjusted Cash Balance</b>		<b>115,559.33</b>
Bank Statement Balance on 02/28/2023		115,559.33
		In Balance



Return Service Requested

00007047 TFTSTRMT030123065603 09 000000000 002 P



MAPLEWOOD HOMEOWNERS ASSOC INC  
OPERATING ACCOUNT  
C/O ADG4  
975 6TH AVE SOUTH STE 101  
NAPLES FL 34102-6753

BUSINESS CHECKING

CUSTOMER INFORMATION

ACCOUNT NUMBER 00008300073957  
STATEMENT DATE 02/28/23

CUSTOMER SERVICE INFORMATION

Customer Service: 1-888-382-4968  
 Visit Us Online: [www.firsthorizon.com](http://www.firsthorizon.com)  
 Follow Us On Facebook!  
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ACCOUNT SUMMARY	DATE	BALANCE OF YOUR FUNDS
PREVIOUS BALANCE	01/31/23	\$126,517.82
7 DEPOSITS TOTALING		\$9,158.00
14 WITHDRAWALS TOTALING		\$20,116.49
NEW BALANCE	02/28/23	\$115,559.33

CHECKING ACCOUNT TRANSACTIONS

FOR THE PERIOD FROM 02/01/23 THROUGH 02/28/23

ACCOUNT HISTORY				
DATE	DESCRIPTION	DEPOSIT	WITHDRAWAL	CARD #
02/03	DEPOSIT	\$3,655.00		
02/03	DEPOSIT	\$1,680.00		
02/07	WITHDRAWAL -FPL DIRECT DEBIT ELEC PYMT 2146223553 PPDA		\$31.17	
02/07	WITHDRAWAL -FPL DIRECT DEBIT ELEC PYMT 5388095522 PPDA		\$84.92	
02/07	WITHDRAWAL -FPL DIRECT DEBIT ELEC PYMT 8296939203 PPDA		\$721.36	
02/07	WITHDRAWAL -FPL DIRECT DEBIT ELEC PYMT 7859084308 PPDA		\$969.55	
02/10	DEPOSIT -ADG4 of Naples, Net Settle 000017051382250	\$395.00		
02/10	WITHDRAWAL -COMCAST 8535100 410872548 4848541		\$191.99	
02/13	DEPOSIT -ADG4 of Naples, Net Settle 000017058418014	\$395.00		
02/13	WITHDRAWAL -COMCAST 8535100 410014018 8024128		\$13,402.44	
02/15	WITHDRAWAL -COLLIER COUNTY U BILL PAYMN 05713501601		\$201.17	
02/16	DEPOSIT -APPFOLIO INC 8666481536 2QA4TFGO2YR1RX	\$395.00		
02/17	DEPOSIT -ADG4 of Naples, Net Settle 000017108117906	\$263.00		
02/17	DEPOSIT	\$2,375.00		



## EASY CHECKBOOK BALANCING

CHECK NUMBER	CHECK AMOUNT	CHECK NUMBER	CHECK AMOUNT	CHECK NUMBER	CHECK AMOUNT	CHECK NUMBER	CHECK AMOUNT	CHECK NUMBER	CHECK AMOUNT	CHECK NUMBER	CHECK AMOUNT	CHECK NUMBER	CHECK AMOUNT
TOTAL OUTSTANDING CHECKS													

**STEP 1** Update your check register by entering all deposits and withdrawals which appear on this statement, but have not yet been entered into your check register. Be sure to include any service charges, finance charges, or interest credited to your checking account shown on the front of this statement.

**STEP 2** Mark off ( ✓ ) all deposits and withdrawals appearing on this statement in your check register. List any outstanding checks and withdrawals in the space provided above.

**STEP 3** Enter your check register balance. \$ \_\_\_\_\_

**STEP 4** Adjust the balance reported on this statement to match your records.

a. BALANCE OF YOUR FUNDS reported on this statement.\* \$ \_\_\_\_\_

b. ADD the total of any deposits appearing in your check register but not shown on this statement. + \_\_\_\_\_

c. SUBTOTAL	\$
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d. SUBTRACT the total of outstanding checks or withdrawals - \_\_\_\_\_  
posted in your check register but not shown on this statement.

e. The result is your current balance and should equal the amount \$ \_\_\_\_\_ in your check register.\*

\* HINTS FOR CUSTOMERS WITH FIRST BANKING RESERVE. If this statement shows that your First Banking Reserve line is in use, you may find it helpful to enter your AVAILABLE RESERVE as shown on the front of this statement instead of the BALANCE OF YOUR FUNDS in step 4a. The result you obtain in step 4a will then be your current Available Reserve. You can then subtract this amount from your APPROVED RESERVE to obtain the current amount of First Banking Reserve in Use which should equal the amount in your check register.

## FIRST BANKING RESERVE NOTICE

1. When your First Banking Reserve is in use, Payments (Deposits) and other credits will be applied in the following order (1) to any negative balance, (2) to unpaid INTEREST CHARGE from a previous cycle, (3) to your "First Banking Reserve in Use," (4) to increase the "Balance of Your Funds."
2. The INTEREST CHARGE is computed by multiplying a Monthly Periodic Rate by the "Average Daily First Banking Reserve in Use Subject to INTEREST CHARGE." The Monthly Periodic Rate and ANNUAL PERCENTAGE RATE are subject to change. Your ANNUAL PERCENTAGE RATE for the cycle will be determined by multiplying your Monthly Periodic Rate by 12. If an INTEREST CHARGE is imposed on First Banking Reserve, an increase in your periodic rate and corresponding ANNUAL PERCENTAGE RATE will result in an increase in that INTEREST CHARGE, and if your new balance exceeds \$50 it will result in an increase in your minimum payment.
3. The "Average Daily First Banking Reserve in Use Subject to INTEREST CHARGE" for the cycle is calculated by adding the amount of "Reserve In Use" at the close of each day in the cycle, less any unpaid INTEREST CHARGE from a previous cycle and dividing this result by the number of days in the cycle. Any disputed amounts being investigated pursuant to the provisions of Paragraph N of Section II of the Overdraft Services Agreement are excluded in calculating the "Average Daily First Banking Reserve in Use Subject to INTEREST CHARGE."

## BILLING RIGHTS SUMMARY

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR FIRST BANKING RESERVE BILL

If you think your First Banking Reserve Bill is wrong, or if you need more information about a transaction on your bill, write us at the address shown on your bill as soon as possible. We must hear from you no later than 60 days after we sent you the first bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights.

In your letter give us the following information:

- Your name and account number
- The dollar amount of suspected error
- Describe the error and explain if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay 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.

## SAVINGS TRANSACTION RECORD

## INSTRUCTIONS

1. The space at the right is provided for you to enter all deposits and withdrawals made during the next interest period.
2. Keep all deposits and withdrawal receipts so you may compare them with the next statement.
3. A statement covering the next interest period will be mailed to you at the end of that period.
4. **PLEASE NOTIFY BANK PROMPTLY OF ANY CHANGE OF ADDRESS.**

PLEASE USE THIS FORM TO RECORD TRANSACTIONS FOR NEXT PERIOD

[illegible]

BUSINESS CHECKING

CUSTOMER INFORMATION

ACCOUNT NUMBER \*\*\*\*\*3957  
STATEMENT DATE 02/28/23

MAPLEWOOD HOMEOWNERS ASSOC INC

CHECKS PAID SUMMARY

DATE	CHECK #	AMOUNT	DATE	CHECK #	AMOUNT	DATE	CHECK #	AMOUNT
02/07	7304	\$75.00	02/14	7310	\$200.00	02/13	7312	\$550.00
02/16	7308 *	\$2,429.64	02/15	7311	\$1,000.00	02/15	7313	\$198.00
02/23	7309	\$61.25						

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
02/03	\$131,852.82	02/07	\$129,970.82	02/10	\$130,173.83	02/13	\$116,616.39
02/14	\$116,416.39	02/15	\$115,017.22	02/16	\$112,982.58	02/17	\$115,620.58
02/23	\$115,559.33						

INQUIRY INFORMATION

\*ALL INQUIRIES FOR BALANCES, GENERAL INFORMATION, ACCOUNT ERRORS, ACCOUNT ACTIVITY, AUTOMATED TELLER MACHINE ACTIVITY AND DEBIT CARD TRANSACTIONS SHOULD BE DIRECTED TO 1-888-382-4968.  
\*TO REPORT A LOST/STOLEN DEBIT CARD: CALL 1-888-382-4968 IMMEDIATELY AND FOLLOW THE VOICE PROMPTS.  
\*DIRECT INQUIRIES CONCERNING PREAUTHORIZED ELECTRONIC FUNDS TRANSFER TO 1-888-382-4968.  
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FIRST HORIZON BANK  
P.O. BOX 84  
MEMPHIS, TN 38101



**BUSINESS CHECKING****CUSTOMER INFORMATION****ACCOUNT NUMBER**

\*\*\*\*\*3957

**STATEMENT DATE**

02/28/23

MAPLEWOOD HOMEOWNERS ASSOC INC

Maplewood Homeowners Association 975 6th Avenue S., Ste. 101 Naples, FL 34102	Operating Account- Maplewood HOA First Horizon P.O. Box 84 Memphis, TN 38101	Date: 01/12/2023
Pay to the order of: NPV, INC. This amount: SEVENTY-FIVE AND 00/100 DOLLARS		\$75.00
NPV, Inc. 71 Freeman Street Saughton, MA 02072		
⑈7304⑈ ⑆265270413⑆ ⑈300073957⑈		

CK 7304 REF 4000994310 PD 02/07 AMT \$75.00

Maplewood Homeowners Association 975 6th Avenue S., Ste. 101 Naples, FL 34102	Operating Account- Maplewood HOA First Horizon P.O. Box 84 Memphis, TN 38101	Date: 02/09/2023
Pay to the order of: ADGA PROPERTIES This amount: TWO THOUSAND, FOUR HUNDRED TWENTY-NINE AND 64/100 DOLLARS		\$2,429.64
ADGA Properties 975 6th Avenue South, Suite 101 Naples, FL 34102		
⑈7308⑈ ⑆265270413⑆ ⑈300073957⑈		

CK 7308 REF 4000685400 PD 02/16 AMT \$2,429.64

Maplewood Homeowners Association 975 6th Avenue S., Ste. 101 Naples, FL 34102	Operating Account- Maplewood HOA First Horizon P.O. Box 84 Memphis, TN 38101	Date: 02/09/2023
Pay to the order of: FLORIDA DEPARTMENT OF STATE This amount: SIXTY ONE AND 25/100 DOLLARS		\$61.25
Florida Department of State Division of Corporations P.O. Box 6198 Tallahassee, FL 32314		
⑈7309⑈ ⑆265270413⑆ ⑈300073957⑈		

CK 7309 REF 4000335970 PD 02/23 AMT \$61.25

Maplewood Homeowners Association 975 6th Avenue S., Ste. 101 Naples, FL 34102	Operating Account- Maplewood HOA First Horizon P.O. Box 84 Memphis, TN 38101	Date: 02/09/2023
Pay to the order of: JONES CLEANING SERVICE This amount: TWO HUNDRED AND 00/100 DOLLARS		\$200.00
Jones Cleaning Service 483 Crossfield Circle Naples, FL 34101		
⑈7310⑈ ⑆265270413⑆ ⑈300073957⑈		

CK 7310 REF 4000800650 PD 02/14 AMT \$200.00

Maplewood Homeowners Association 975 6th Avenue S., Ste. 101 Naples, FL 34102	Operating Account- Maplewood HOA First Horizon P.O. Box 84 Memphis, TN 38101	Date: 02/09/2023
Pay to the order of: MINIONS LAWN SERVICE, INC. This amount: ONE THOUSAND AND 00/100 DOLLARS		\$1,000.00
Minions Lawn Service, Inc. 3031 54th Street SW Naples Florida 34116		
⑈7311⑈ ⑆265270413⑆ ⑈300073957⑈		

CK 7311 REF 4000350610 PD 02/15 AMT \$1,000.00

Maplewood Homeowners Association 975 6th Avenue S., Ste. 101 Naples, FL 34102	Operating Account- Maplewood HOA First Horizon P.O. Box 84 Memphis, TN 38101	Date: 02/09/2023
Pay to the order of: SAPPHIRE POOLS OF FLORIDA, INC. This amount: FIVE HUNDRED FIFTY AND 00/100 DOLLARS		\$550.00
Sapphire Pools of Florida, Inc. P.O. Box 3255 Bartlesville, FL 34133		
⑈7312⑈ ⑆265270413⑆ ⑈300073957⑈		

CK 7312 REF 4000604020 PD 02/13 AMT \$550.00

Maplewood Homeowners Association 975 6th Avenue S., Ste. 101 Naples, FL 34102	Operating Account- Maplewood HOA First Horizon P.O. Box 84 Memphis, TN 38101	Date: 02/09/2023
Pay to the order of: SOLITUDE LAKE MANAGEMENT This amount: ONE HUNDRED NINETY-EIGHT AND 00/100 DOLLARS		\$198.00
Solitude Lake Management 1320 Brookwood Drive, Suite H Lake Nock, NH 02622		
⑈7313⑈ ⑆265270413⑆ ⑈300073957⑈		

CK 7313 REF 4000850280 PD 02/15 AMT \$198.00

Reconciliation Report

First Horizon

Account Name	Reserve Account-Maplewood HOA
Account Number	8500050920
Ending Statement Date	02/28/2023

Summary

Bank Statement Starting Balance on 01/31/2023	83,014.30
Cleared Deposits and other Increases	29.11
Cleared Checks and other Decreases	0.00
Cleared ACH Batches and Reversals	0.00
Cleared Balance	83,043.41

Unreconciled Transactions

Unreconciled Deposits and other Increases (0 Items)	
Total	0.00
Unreconciled Checks and other Decreases (0 Items)	
Total	0.00
Unreconciled ACH Batches and Reversals (0 Items)	
Total	0.00
Unreconciled Payments from ACH Batches Generated after Reconciliation Period (0 Items)	
Total	0.00
Unreconciled Checks Voided after Reconciliation Period (0 Items)	
Total	0.00
Unreconciled Receipts Deposited after Reconciliation Period (0 Items)	
Total	0.00
Receipts Reversed after Reconciliation Which Have Not Been Deposited (0 Items)	
Total	0.00
Pending Online Receipts Which Have Not Been Deposited (0 Items)	
Total	0.00

Cleared Transactions

Cleared Deposits and other Increases (1 Item)		
Journal Entry - Interest Earned	02/28/2023	29.11
Total		29.11
Cleared Checks and other Decreases (0 Items)		
Total		0.00
Cleared ACH Batches and Reversals (0 Items)		

Total	0.00
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Cash Accounts

1020: Cash: Reserves	83,043.41
Less Unreconciled Deposits	0.00
Less Unreconciled Receipts Deposited after Reconciliation Period	0.00
Less Receipts Reversed after Reconciliation Which Have Not Been Deposited	0.00
Less Pending Online Receipts Which Have Not Been Deposited	0.00
Plus Unreconciled Checks	0.00
Plus Unreconciled ACH Batches and Reversals	0.00
Plus Unreconciled Payments from ACH Batches Generated after Reconciliation Period	0.00
Plus Unreconciled Checks Voided after Reconciliation Period	0.00

Adjusted Cash Balance	83,043.41
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Bank Statement Balance on 02/28/2023	83,043.41
	In Balance





Return Service Requested

00007206 TFTSTRMT030123065603 09 000000000 001 P



MAPLEWOOD HOMEOWNERS ASSOC INC  
RESERVE ACCOUNT  
C/O ADG4  
975 6TH AVE S STE 101  
NAPLES FL 34102-6753

**BUSINESS MONEY MARKET SAVINGS**

**CUSTOMER INFORMATION**

ACCOUNT NUMBER 00008500050920  
STATEMENT DATE 02/28/23

**CUSTOMER SERVICE INFORMATION**

Customer Service: 1-888-382-4968  
Visit Us Online: [www.firsthorizon.com](http://www.firsthorizon.com)  
Follow Us On Facebook!  
Follow Us On Twitter!

ACCOUNT SUMMARY	DATE	BALANCE OF YOUR FUNDS
PREVIOUS BALANCE	01/31/23	\$83,014.30
1 DEPOSIT TOTALING		\$29.11
0 WITHDRAWALS TOTALING		\$0.00
NEW BALANCE	02/28/23	\$83,043.41

INTEREST SUMMARY	
ANNUAL PERCENTAGE YIELD EARNED	0.46%
BASED ON AN AVERAGE COLLECTED BALANCE	\$83,014.30
INTEREST EARNED	\$29.11

**SAVINGS ACCOUNT TRANSACTIONS**

FOR THE PERIOD FROM 02/01/23 THROUGH 02/28/23

ACCOUNT HISTORY				
DATE	DESCRIPTION	DEPOSIT	WITHDRAWAL	CARD #
02/28	INTEREST EARNED	\$29.11		

DAILY BALANCE SUMMARY					
DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
02/28	\$83,043.41				

**INQUIRY INFORMATION**

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FIRST HORIZON BANK  
P.O. BOX 84  
MEMPHIS, TN 38101

**IMPORTANT TAX INFORMATION**

NOTICE: YOUR ACCOUNT HAS EARNED AND PAID YTD: \$49.43  
THE YEAR TO DATE INTEREST IS REPORTED FOR TAX PURPOSES.



## Renter Directory

Properties: Maplewood HOA

Unit	Renter	Start Date	End Date	Phone Numbers	Emails
160	Sloan, John & Janise	02/01/2023	03/31/2023	Phone: (248) 736-4155	jjamk5@aol.com
180	Exler, Thomas	01/06/2023	12/31/2023	Phone: (239) 375-0756	ethomas@posteo.net
208	Rodriguez, Elvis	09/19/2022	08/31/2023	Mobile: (239) 784-2973	
208	Olea Eligio, Ariana	09/19/2022	08/31/2023	Mobile: (239) 234-3530	mailyocortes81@gmail.com
215	Gardella, Frazier	03/01/2023	02/29/2024	Phone: (239) 298-0344, Phone: (239) 572-3414	brandi@pepperstreetstudio.com, fgardella1@gmail.com
265	Nelson, Michael	09/16/2022	08/31/2023	Phone: (630) 533-0212, Phone: (224) 848-9305	mkncd23@gmail.com
311	Holbrook, Brent & Jeanne	04/01/2021	03/31/2023	Phone: (954) 673-1175	bholbrook@gmail.com
407	Villa McCloskey, Heidi	06/09/2021	06/08/2023	Mobile: (727) 417-4092	hmccloskey11@gmail.com
407	Villa Sparks, John "Bryan"	06/09/2021	06/08/2023	Phone: (727) 641-2592	jbsparks11@gmail.com
435	Akers, John	03/01/2019	02/28/2024	Phone: (239) 777-9712	johnpaul.akers@gmail.com
435	Robinson, Richard & Susan	03/01/2019	02/28/2024	Phone: (239) 248-0231	
436	Schaefer, Joseph & Linda	11/01/2022	05/31/2023	Phone: (651) 335-2345	linschaef@hotmail.com
447	Villa James, Kenneth & Amy	10/01/2022	09/30/2023	Phone: (239) 919-4232	amy.james.ya@gmail.com
527	Tyler, Tomoko	02/20/2023	01/15/2024	Mobile: (315) 532-2956	
568	Bolcavage, Paul & Kelly	11/14/2020	11/30/2023	Phone: (239) 249-1480, Phone: (239) 253-3905	kbolcavage123@embarqmail.com
592	Richard Byerly, Susan Pollack	05/15/2022	06/30/2023	Phone: (609) 214-1357, Phone: (610) 202-3044	stk8197@gmail.com
685	Brennan, Sandy		07/31/2023	Phone: (239) 321-6650	
685	Brennan, Rachel		07/31/2023		
685	Cordeiro, Brian		07/31/2023		
690	Family, Goyon	11/12/2020	11/11/2023	Phone: (310) 625-5859	
697	Betscher, Scott & Mary	01/01/2023	04/30/2023	Phone: (413) 519-5506	s.betscher@comcast.net
714	Deering, Nadine	04/01/2022	03/31/2024	Phone: (239) 250-6250	mailmom1213@hotmail.com
717	Ewig, Craig & Karin	11/01/2022	02/01/2023	Phone: (678) 481-9196	karin.ewig@gmail.com
741	Macdonald, Bruce & Kathleen	02/15/2021	01/31/2024	Phone: (239) 290-6069, Phone: (239) 404-4545	captmac21@comcast.net
746	Kramer, Reto	07/22/2020	06/30/2023	Phone: (239) 248-6315	retokramer@gmail.com
791	Villa Martinez, Carlos	07/26/2022	07/25/2023	Phone: (239) 440-9710	
791	Villa Martinez, Adriana	07/26/2022	07/25/2023	Phone: (239) 206-0311	
791	Villa Martinez Jr, Carlos	07/26/2022	07/25/2023		
791	Villa Rugels, Adriana	07/26/2022	07/25/2023		

## Violation Detail

**Properties:** Maplewood HOA - 975 6th Ave S- Suite 101 Naples, FL 34104

**Homeowners:** Active

**Date Range:** 01/01/0001 to 12/30/9999 (All Time)

**Violation Status:** In Progress and In Dispute

Violation ID	Inspection Date	Rule	Violation Description	Status	History
235	02/10/2023	Lawn / Shrub Maintenance		In Progress	02/10/2023, Violation Created
234	02/10/2023	Lawn / Shrub Maintenance		In Progress	02/10/2023, Violation Created
236	02/10/2023	Lawn / Shrub Maintenance		In Progress	02/10/2023, Violation Created; 02/10/2023, Violation Submitted to Mailing Service
164	10/18/2022	Disturbance - Quality of Life	Muscovy Ducks	In Progress	10/18/2022, Violation Created; 10/18/2022, Violation Submitted to Mailing Service
48	04/22/2022	Lawn / Shrub Maintenance	lawn maintenance	In Progress	05/13/2022, Violation Created; 06/09/2022, Status Updated to Corrected; 02/10/2023, Status Updated to In Progress
100	04/20/2022	Lawn / Shrub Maintenance	lawn maintenance	In Progress	05/17/2022, Violation Created; 06/07/2022, Status Updated to Corrected; 02/10/2023, Status Updated to In Progress
208	01/16/2023	Driveway Cleaning		In Progress	01/16/2023, Violation Created
249	03/08/2023	Lease renewals		In Progress	03/08/2023, Violation Created
242	02/28/2023	Lawn / Shrub Maintenance		In Progress	02/28/2023, Violation Created
241	02/28/2023	Lawn / Shrub Maintenance		In Progress	02/28/2023, Violation Created; 02/28/2023, Status Updated to Corrected; 02/28/2023, Status Updated to In Progress
50	04/22/2022	Lawn / Shrub Maintenance	lawn maintenance	In Progress	05/13/2022, Violation Created; 06/07/2022, Status Updated to Corrected; 02/10/2023, Status Updated to In Progress
52	05/12/2022	Lawn / Shrub Maintenance	lawn maintenace	In Progress	05/13/2022, Violation Created; 05/14/2022, Status Updated to Corrected; 02/10/2023, Status Updated to In Progress; 02/10/2023, Violation Submitted to Mailing Service
239	02/16/2023	Lawn / Shrub Maintenance		In Progress	02/16/2023, Violation Created; 02/16/2023, Violation Submitted to Mailing Service
222	01/25/2023	Driveway Cleaning		In Progress	01/25/2023, Violation Created
110	04/29/2022	Lawn / Shrub Maintenance	lawn has been corrected	In Progress	06/01/2022, Violation Created; 06/06/2022, Status Updated to Corrected; 06/06/2022, Unmarked for Escalation; 02/10/2023, Status Updated to In Progress
205	01/16/2023	Driveway Cleaning		In Progress	01/16/2023, Violation Created
204	01/16/2023	Driveway Cleaning		In Progress	01/16/2023, Violation Created
53	04/22/2022	Lawn / Shrub Maintenance	lawn maintenance	In Progress	05/13/2022, Violation Created; 06/07/2022, Status Updated to Corrected; 06/07/2022, Unmarked for Escalation; 02/10/2023, Status Updated to In Progress

## Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History
54	04/22/2022	Lawn / Shrub Maintenance	lawn maintenance	In Progress	05/13/2022, Violation Created; 06/07/2022, Status Updated to Corrected; 02/10/2023, Status Updated to In Progress
212	01/17/2023	Parking Violation	Parking on grass	In Progress	01/17/2023, Violation Created
184	12/13/2022	Lawn / Shrub Maintenance	Lawn not being maintained	In Progress	12/13/2022, Violation Created
56	04/22/2022	Lawn / Shrub Maintenance	lawn maintenace	In Progress	05/13/2022, Violation Created; 06/07/2022, Status Updated to Corrected; 02/15/2023, Status Updated to In Progress
218	01/25/2023	Driveway Cleaning		In Progress	01/25/2023, Violation Created
178	12/01/2022	Parking Violation	Blocking Sidewalk	In Progress	12/01/2022, Violation Created
188	01/12/2023	Mailbox - Repair needed	Dirty Mailbox	In Progress	01/12/2023, Violation Created
223	01/25/2023	Maintenance Improvements / Architectural & Aesthetic Control	Mold on Side of House	In Progress	01/25/2023, Violation Created
57	04/22/2022	Lawn / Shrub Maintenance	lawn maintenace	In Progress	05/13/2022, Violation Created; 06/01/2022, Status Updated to Corrected; 02/15/2023, Status Updated to In Progress
225	01/25/2023	Driveway Cleaning		In Progress	01/25/2023, Violation Created
60	04/22/2022	Lawn / Shrub Maintenance	lawn maintenance	In Progress	05/13/2022, Violation Created; 05/31/2022, Status Updated to Corrected; 02/15/2023, Status Updated to In Progress
180	12/08/2022	Parking Violation	Overnight Street Parking	In Progress	12/08/2022, Violation Created
238	02/15/2023	Lawn / Shrub Maintenance		In Progress	02/15/2023, Violation Created
185	12/19/2022	Parking Violation	Extending Onto Sidewalks	In Progress	12/19/2022, Violation Created
139	04/19/2022	Lawn / Shrub Maintenance		In Progress	06/02/2022, Violation Created; 06/14/2022, Status Updated to Corrected; 06/14/2022, Unmarked for Escalation; 02/15/2023, Status Updated to In Progress
179	12/02/2022	Garbage Recycle in View	Garbage left outside	In Progress	12/02/2022, Violation Created
244	03/08/2023	Mailbox - Repair needed		In Progress	03/08/2023, Violation Created
243	03/08/2023	Driveway Cleaning		In Progress	03/08/2023, Violation Created; 03/08/2023, Violation Submitted to Mailing Service
186	12/19/2022	Parking Violation	Extending Onto Sidewalks	In Progress	12/19/2022, Violation Created
246	03/08/2023	Driveway Cleaning		In Progress	03/08/2023, Violation Created
240	02/16/2023	Parking Violation		In Progress	02/16/2023, Violation Created
187	12/01/2022	Parking Violation	Extending Onto Sidewalks	In Progress	01/04/2023, Violation Created
237	02/15/2023	Lawn / Shrub Maintenance		In Progress	02/15/2023, Violation Created
63	04/22/2022	Lawn / Shrub Maintenance	lawn maintenance	In Progress	05/13/2022, Violation Created; 06/14/2022, Status Updated to Corrected; 02/15/2023, Status Updated to In Progress
87	04/22/2022	Mailbox - Repair needed	mailbox repair maintenance	In Progress	05/14/2022, Violation Created;

## Violation Detail

Violation ID	Inspection Date	Rule	Violation Description	Status	History
					05/14/2022, Status Updated to Corrected; 05/14/2022, Unmarked for Escalation; 02/15/2023, Status Updated to In Progress
124	05/26/2022	Maintenance Improvements / Architectural & Aesthetic Control	Mold on side of house	In Progress	06/01/2022, Violation Created; 06/14/2022, Status Updated to Corrected; 06/14/2022, Unmarked for Escalation; 02/15/2023, Status Updated to In Progress
248	03/08/2023	Parking Violation	Extending Onto Sidewalks	In Progress	03/08/2023, Violation Created
247	03/08/2023	Parking Violation	Extending Onto Sidewalks	In Progress	03/08/2023, Violation Created
65	04/22/2022	Lawn / Shrub Maintenance	lawn maintenance	In Progress	05/13/2022, Violation Created; 07/12/2022, Status Updated to Corrected; 02/15/2023, Status Updated to In Progress