

Minutes June 27, 2024, Highland Towers Board of Directors meeting.

The meeting was called to order by the President, and a roll call followed:

President: James Keefe -present
Director: Michael Hernandez - present
Vice President: Bill Licata - present via Zoom
Director: Kevin O'Brien - present via Zoom
Director: Jeff Lapnow - present via Zoom
Director: Ruth Dugan - present via Zoom
Secretary: Bob Turrentine – present

The Secretary informs us all meeting notices were sent in an orderly and timely fashion.

The meeting minutes of April 15, 2024, were unanimously approved and will be entered into the Association's records.

The President's report - See attached. Which report will include information regarding our recent SIRS Reserve Study.

To be provided with President's Report at the next meeting

Director Ruth Dugan suggested a review of construction costs as analyzed and completed by Donna Skramko. The Concrete Reconstruction project has a surplus of \$340,000. The total cost of the project was \$4.5M. Reviews of several window installations are to be continued.

The Treasurer's Report- See attached

Director Mike Hernandez discussed our pool project and informed us that we would be able to access our neighbor's Ocean Pines pool during the time our pool is closed. Access will be through the Ocean Pines lobby.

The pool vault heaters have been roofed.

Director Hernandez continued with a discussion to initiate a nonrefundable sliding scale fee of \$250-\$500 to cover intangible costs incurred by the Association due to major unit renovations. The President made the motion to allow shareholder renovation fees, which was seconded by Vice President Bill Licata. The motion was voted on and passed unanimously.

A discussion ensued regarding a possible fee for shareholders who sublet their units, and there was additional discussion regarding shareholders' ability to return to HT

during the term of their rental. No motion was made; the discussion will continue as old business at our next meeting.

A discussion ensued regarding limiting each committee to three members. A motion was made and passed to take effect in March 2025, so limiting each committee.

A discussion ensued regarding the disposition of financial materials when submitted with various applications. A suggestion was made that a third party could be hired to review financial data and make recommendations regarding the economic viability of any applicant. No Final determination was reached.

A question regarding the disposition of monies that shareholders have prepaid was discussed. It was determined that rather than paying down the loan, it would be better to invest those funds in accounts with a guaranteed return of 5+%

A motion to adjourn was made at 8:45 and passed unanimously.

Respectfully submitted.

Bob Turrentine

Secretary



Highland Towers, Inc.

2921 South Ocean Boulevard, Highland Beach, Florida 33487

Board Of Directors Meeting June 27, 2024 @ 7:00 PM

President's Report:

Dungeon storage room has been cleaned and cleared of unneeded items. It will be available for storage of kayaks, etc.

A **roof** has finally been constructed over the **pool heater vault**. Bill Licata worked with HRM and Mike Byer to get this done. Improved access to the vault (a better ladder, a handle to raise the cover over the ladder is a byproduct.

Mike Hernandez arranged the purchase of **twelve new beach lounges** in the style and color shown in the photo distributed at the last BOD meeting, at a very reasonable price. We then discovered that our pool deck table umbrellas were failing fast, so we ordered five new ones which have arrived. We also have 20 new cushions for the chairs around the tables.

Our **Structural Integrity Reserve Study** began with a walk-through of the building on May 16 by Jon Sears, the project manager for Association Resources who is supervising the study. We have provided him with the information he requires, and he has delivered his report earlier today. We will have 60 days to review and comment. We are hopeful the report will reflect favorably all the recent improvements to the building.

The **Fire Pump** has been installed and all the necessary plumbing adaptations have been accomplished. We just recently obtained a design from our Electrical Engineer MAG for powering the controller for the pump. A contractor will be submitting an application for a permit to do the work.

MAG has also given us their design for the **modernization of our electrical system**. In turn we provided that to CW Fischer, the contractor we engaged

to perform that job. CW Fischer must now obtain the necessary permits to proceed, and that may take some time, as it implicates not only Highland Beach, but FPL. Once the permits are issued, CW Fischer can order the new equipment, some of which will not be delivered until 48 months after the order. The main work on the project will take place in the summer of 2025, and the building will be without power for five (or so) days. When we have a better idea of exactly when the work will start, we will let you know so you can book your cruises.

Our plans for the **parking lot** have come up against the Town Building and Planning Departments' resistance. We are returning to the drawing board with our engineer, seeking input from a horticultural planner, and looking for some wiggle room to accommodate the Town's demands.

We awarded the contract for **pool resurfacing** to Atlantic Pools. Jeff Lapnow reports that they are ready to start work "on or about" Monday July 8. (We told them that we have a fairly full house for the holiday weekend, and we want them to start no sooner than July 8.)

We engaged **Greener Image as our landscape maintenance company**, replacing Sevilla. We decided to give the owner, Rich Wyzik, the opportunity to maintain the lawn, trees and plantings, and to prove his point that "intelligent maintenance" can preserve the shrubs and plants around the property. We **replaced some of the plants that were lost to the harsh conditions** experienced during the past year, and with Rich's guidance selected ones that hopefully will fare better. We are also **upping our game against the iguanas**, with netting on the south property line hedges, more firepower (Jose has an awesome looking air rifle!) and any other means we can devise. Please take note that it is a misdemeanor to release an iguana from the trap once it is caught. Advise your younger guests of this. These are not "cute critters". They are extremely destructive of plants and undermine seawalls with their dens. They spread diseases via their feces. They have no natural predators in Florida, and the state environmental agencies have designated them as **pests**.

We are looking for quotes to **replace our alarm system**, which seems to give us false signals that result in calls from LSM's call center at all hours day and night, and often a visit from a tech followed by a four figure bill.

The **elevator modernization** is deferred while we follow Lisa Magill's advice to obtain second and third opinions on what is really needed. I asked one contractor about increasing the speed of the elevators, and I learned that doing that involves structural testing and engineering that would be at a prohibitive cost.

We have a thorough **Concrete Restoration audit report** from our Assistant Treasurer Donna Skramko. It has been distributed via email, and paper copies are available for shareholders who are in the building. Answers to most of the open questions noted in the report are included (*italicized and in green*). The key takeaway is that the project ended with a surplus of \$340,000. That money is now earning north of 5% annual interest, having been placed into CDs, Treasury Bills, and money market funds.

Regarding the two proposals before the Board for a vote:

I would like to emphasize that the security deposit is **refundable in full** if the contractor complies with the reasonable rules that this building and all the others on A1A in Highland Beach impose. The intent is not to make money for the Association, but to incentivize shareholders and contractors to do the needed work efficiently, timely, and with minimum disruption to the building's operations and structure. The Board fully recognizes that renovations in individual units enhance the value and sale potential of every unit, and we do not want to discourage or hinder shareholders in undertaking these projects. As is the case with most issues that arise, there is a need to balance the interests of individuals with those of the rest of the community.

As to the provisions for subleasing, there is a statute (F.S. 719.105) that mandates that an owner renting a cooperative unit surrenders the right of occupation and use of the apartment and its privileges. It also allows the cooperative association to adopt rules to prohibit dual use by the unit owner and the tenant. The Board has concerns that some shareholders may want to have their cake and eat it by renting the unit for a season yet enjoy the coop's pool, beach, intracoastal and other amenities. This multiplies the number of shareholders, renters and guests competing for limited space and furnishings (tables, umbrellas, lounges), and so diminishes the quality of life here for everyone.

The intent of the proposal for a fee to be charged for rentals is not to burden the shareholder (the cost can be passed onto the tenant), but to compensate the association for intangible costs it incurs when subtenants are in residence.

Finally, let me say that it is a privilege for me to serve with my fellow board members and to work for you, my fellow shareholders and my neighbors. Happy Independence Day. Have a peaceful and healthy summer.



Highland Towers, Inc.

2921 South Ocean Boulevard, Highland Beach, Florida 33487

Treasurer's Report

June 27, 2024

Attached is the financial report as of May 31, 2024.

Our Operating Budget is at a slight deficit.

In Budget Performance on pages 3 and 4 the amounts of unbudgeted income categories (4002 Rental G2, 4006 Laundry) are in bold type. At the bottom of page 3 the net earnings from G2 rentals, deducting for electric, cleaning by André, and sales tax is given.

Also attached is a spreadsheet showing where our reserve funds and Special Assessment funds not immediately required for projects are invested, together with the interest earned on those amounts

Highland Towers Inc

Balance Sheet

As of May 31, 2024

Accrual Basis

	May 31, 24
ASSETS	
Current Assets	
Checking/Savings	
1000 · CASH OPERATING	
1001 · Chase-Operating Ckg "6371"	90,653.95
1002 · Valley Nat'l-Operating Ckg 4196	281,768.23
1015 · Due to/from Operating	(14,175.00)
Total 1000 · CASH OPERATING	358,247.18
1100 · CASH RESERVE	
1102 · Valley Nat'l-Reserve Ckg 3682	136,386.83
1103 · First Horizon-CD 5.6.2024	262,606.89
1106 · NY Community Bank CD 1.13.25	250,000.00
1107 · PNC Checking Reserve "2082"	670.73
1108 · JPMorgan US Treas Reserve"5441"	206,600.00
1115 · Due to/from Reserves	14,175.00
Total 1100 · CASH RESERVE	870,439.45
1150 · CASH SPECIAL ASSESSMENT	
1152 · Valley Nat'l-Sp Assess Ckg 4218	95,109.73
1153 · V Nat'l-Sp Assess SWEEP "0670"	94,660.06
1155 · PNC SA Federated Hermes Govt	999,995.00
Total 1150 · CASH SPECIAL ASSESSMENT	1,189,764.79
Total Checking/Savings	2,418,451.42
Accounts Receivable	
1200 · Accounts Receivable-NET	24,541.87
Total Accounts Receivable	24,541.87
Other Current Assets	
1250 · SPA \$1M Receivable UNBILLED	98,943.29
1255 · SPA \$2.5M Receivable UNBILLED	368,856.00
1260 · A/R Windows/Doors	169,671.60
1310 · Prepaid Insurance	181,411.14
1320 · Prepaid Expenses	4,472.24
1325 · AR/Exchange	(98.28)
Total Other Current Assets	823,255.99
Total Current Assets	3,266,249.28
Fixed Assets	
1400 · Furniture and Equipment-OFFICE	57,313.39
1420 · Buildings	2,059,520.20
1450 · Other Property	448,171.51
1510 · Accumulated Depreciation	(2,018,555.70)
Total Fixed Assets	546,449.40
TOTAL ASSETS	3,812,698.68
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	182,699.80
Total Accounts Payable	182,699.80
Other Current Liabilities	
DEFERRED SPEC ASSESSMENTS	
2500 · Loan-Valley National Bank-7385	1,945,883.23
Total DEFERRED SPEC ASSESSMENTS	1,945,883.23

Highland Towers Inc

Balance Sheet

As of May 31, 2024

Accrual Basis

	May 31, 24
2001 · Accrued Bills	5,762.50
2003 · Sales Tax Payable	105.27
2110 · Deferred Income	48,681.17
Total Other Current Liabilities	2,000,432.17
Total Current Liabilities	2,183,131.97
Total Liabilities	2,183,131.97
Equity	
3000 · CAPITAL RESERVES	
3001 · Reserve-Building	30,813.00
3002 · Reserve-Paving	20,646.00
3003 · Reserve-Fences / Gates	68,547.84
3004 · Reserve-Roof	97,884.00
3005 · Reserve-Elevators	258,911.00
3006 · Reserve-Seawall	53,060.00
3007 · Reserve-Pool	65,810.00
3008 · Reserve-Painting	98,379.00
3009 · Reserve-Electrical	72,111.00
3010 · Reserve-Contingency	37,783.31
3011 · Reserve-Concrete Restoration	28,800.00
3020 · Reserve-Interest	37,739.20
3021 · Reserve-Bank Fees	(44.95)
Total 3000 · CAPITAL RESERVES	870,439.40
3300 · Retained Earnings	(1,834,066.27)
3310 · Capital Stock	2,279,746.00
Net Income	313,447.58
Total Equity	1,629,566.71
TOTAL LIABILITIES & EQUITY	3,812,698.68

Highland Towers Inc

Profit & Loss Budget Performance

May 2024

Accrual Basis

	May 24	Budget	\$ Over Budget	Jan - May 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
4001 · Maintenance Income	48,681.17	48,681.17	0.00	291,406.88	243,405.83	48,001.05	584,174.00
4002 · Rental Income* <i>see note at end</i>	143.92			1,503.73			
4006 · Laundry Income	0.00			507.44			
4007 · Gate / Pool Key Income	0.00			140.00			
Total Income	48,825.09	48,681.17	143.92	293,558.05	243,405.83	50,152.22	584,174.00
Gross Profit	48,825.09	48,681.17	143.92	293,558.05	243,405.83	50,152.22	584,174.00
Expense							
5000 · PROFESSIONAL EXPENSES							
5001 · Management Fees	3,622.50	3,556.25	66.25	20,203.50	17,781.25	2,422.25	42,675.00
5002 · Accounting Fees	1,587.50	1,587.50	0.00	7,937.50	7,937.50	0.00	19,050.00
5003 · Professional Fees	0.00	41.67	(41.67)	7,200.00	208.33	6,991.67	500.00
5004 · Legal Fees	0.00	416.67	(416.67)	1,772.50	2,083.33	(310.83)	5,000.00
5005 · License/Permits/Fees	450.00	150.00	300.00	800.00	750.00	50.00	1,800.00
5007 · Office Supplies / Postage	147.35	229.17	(81.82)	1,322.63	1,145.83	176.80	2,750.00
5008 · Board Events	0.00	166.67	(166.67)	2,194.43	833.33	1,361.10	2,000.00
5008.1 · House Committee	125.00	83.33	41.67	125.00	416.67	(291.67)	1,000.00
5009 · Bank Charges	95.00	95.00	0.00	475.00	475.00	0.00	1,140.00
5011 · Taxes-Other	0.00	8.33	(8.33)	0.00	41.67	(41.67)	100.00
Total 5000 · PROFESSIONAL EXPENSES	6,027.35	6,334.59	(307.24)	42,030.56	31,672.91	10,357.65	76,015.00
5100 · INSURANCE							
5101 · Insurance Expense	21,713.54	16,135.00	5,578.54	97,916.28	80,675.00	17,241.28	193,620.00
5102 · Insurance Workers Comp	(247.63)	166.67	(414.30)	488.09	833.33	(345.24)	2,000.00
Total 5100 · INSURANCE	21,465.91	16,301.67	5,164.24	98,404.37	81,508.33	16,896.04	195,620.00
5200 · REPAIRS & MAINTENANCE							
5201 · Building Repairs	0.00	666.67	(666.67)	2,423.46	3,333.33	(909.87)	8,000.00
5202 · Pest Control	0.00	150.00	(150.00)	625.00	750.00	(125.00)	1,800.00
5203 · Elevator Service	1,489.94	1,541.67	(51.73)	7,851.58	7,708.33	143.25	18,500.00
5204 · Lawn Maintenance	1,400.00	1,500.00	(100.00)	6,600.00	7,500.00	(900.00)	18,000.00
5205 · Landscaping Extras	0.00	66.67	(66.67)	155.13	333.33	(178.20)	800.00
5206 · Tree Trimming	2,860.00	133.33	2,726.67	2,860.00	666.67	2,193.33	1,600.00
5207 · Irrigation	1,685.00	8.33	1,676.67	1,685.00	41.67	1,643.33	100.00
5208 · Beach/Deck Repairs&Maint	306.00	308.33	(2.33)	1,530.00	1,541.67	(11.67)	3,700.00
5209 · Pool Maintenance	530.00	458.33	71.67	2,685.00	2,291.67	393.33	5,500.00
5211 · Janitorial / Maintenance (430 G-2)	5,358.70	2,283.33	3,075.37	15,515.35	11,416.67	4,098.68	27,400.00
5213 · Fire Alarm & Equipment	3,421.65	375.00	3,046.65	8,172.62	1,875.00	6,297.62	4,500.00
5214 · Building Maint Supplies	774.35	916.66	(142.31)	4,823.52	4,583.34	240.18	11,000.00
5215 · Electrical Repairs	2,400.00	250.00	2,150.00	6,451.50	1,250.00	5,201.50	3,000.00
5216 · Plumbing Repairs	44.93	291.67	(246.74)	2,251.93	1,458.33	793.60	3,500.00
Total 5200 · REPAIRS & MAINTENANCE	20,270.57	8,949.99	11,320.58	63,630.09	44,750.01	18,880.08	107,400.00
5300 · UTILITIES							
5301 · Electricity	853.92	916.67	(62.75)	4,316.43	4,583.33	(266.90)	11,000.00
5301.1 · G2-FPL	56.47	75.00	(18.53)	302.64	375.00	(72.36)	900.00
5301.2 · Irrigation-FPL	38.10	41.67	(3.57)	192.42	208.33	(15.91)	500.00
5302 · Water	1,909.10	1,750.00	159.10	9,956.10	8,750.00	1,206.10	21,000.00
5302.1 · Water Irrigation	2,240.53	566.67	1,673.86	4,940.09	2,833.33	2,106.76	6,800.00
5303 · Telephone Expense	240.07	135.00	105.07	1,204.48	675.00	529.48	1,620.00
5304 · Gas	325.18	833.33	(508.15)	4,854.15	4,166.67	687.48	10,000.00
5305 · Cable / Internet	4,639.13	4,637.50	1.63	22,989.97	23,187.50	(197.53)	55,650.00
5306 · Trash	971.70	975.00	(3.30)	4,858.50	4,875.00	(16.50)	11,700.00
5307 · Sewer	1,681.82	1,500.00	181.82	8,810.49	7,500.00	1,310.49	18,000.00
Total 5300 · UTILITIES	12,956.02	11,430.84	1,525.18	62,425.27	57,154.16	5,271.11	137,170.00
5400 · PAYROLL EXPENSES							
5401 · Gross Wages	6,530.00	5,208.33	1,321.67	27,695.00	26,041.67	1,653.33	62,500.00
5402 · FICA Expense	404.86	338.58	66.28	1,717.09	1,692.92	24.17	4,063.00
5403 · Medicare Expense	94.69	75.50	19.19	401.58	377.50	24.08	906.00
5404 · Unemployment Fed/State	0.00	25.00	(25.00)	49.00	125.00	(76.00)	300.00
5406 · Payroll Admin Fees	40.25	16.67	23.58	174.90	83.33	91.57	200.00
Total 5400 · PAYROLL EXPENSES	7,069.80	5,664.08	1,405.72	30,037.57	28,320.42	1,717.15	67,969.00
Total Expense	67,789.65	48,681.17	19,108.48	296,527.86	243,405.83	53,122.03	584,174.00
Net Ordinary Income	(18,964.56)	0.00	(18,964.56)	(2,969.81)	0.00	(2,969.81)	0.00
Other Income/Expense							
Other Income							
4100 · RESERVE INCOME							
4101 · Reserve-Income	4,725.00	4,725.00	0.00	23,625.00	23,625.00	0.00	56,700.00
Total 4100 · RESERVE INCOME	4,725.00	4,725.00	0.00	23,625.00	23,625.00	0.00	56,700.00
4500 · SPECIAL ASSESSMENT INCOME							
4501 · Special Assessment-Income	0.00			501,114.37			
4503 · Loan Fees SA Income	0.00			0.00			
4504 · Interest Income SA BANK	129.18			5,326.52			
Total 4500 · SPECIAL ASSESSMENT INCOME	129.18			506,440.89			
Total Other Income	4,854.18	4,725.00	129.18	530,065.89	23,625.00	506,440.89	56,700.00
*G-2 Income	\$1503.73						
Electric	-302.64						
Cleaning	-430.00						
Sales Tax 7% of gross	-105.26						
Net	\$ 665.23						

Highland Towers Inc

Profit & Loss Budget Performance

Accrual Basis

May 2024

	May 24	Budget	\$ Over Budget	Jan - May 24	YTD Budget	\$ Over Budget	Annual Budget
Other Expense							
9100 · RESERVE FUNDING EXPENSE							
9102 · Reserve-Paving	250.00	250.00	0.00	1,250.00	1,250.00	0.00	3,000.00
9103 · Reserve-Fences / Gates	133.33	133.33	0.00	666.67	666.67	0.00	1,600.00
9105 · Reserve-Elevators	3,750.00	3,750.00	0.00	18,750.00	18,750.00	0.00	45,000.00
9106 · Reserve-Seawall	300.00	300.00	0.00	1,500.00	1,500.00	0.00	3,600.00
9107 · Reserve-Pool	291.67	291.67	0.00	1,458.33	1,458.33	0.00	3,500.00
Total 9100 · RESERVE FUNDING EXPENSE	4,725.00	4,725.00	0.00	23,625.00	23,625.00	0.00	56,700.00
9500 · SPECIAL ASSESSMENT EXPENSES							
9503 · Special Assessment \$2.5M	42,612.22			160,148.05			
9510 · Interest Expense-VN Loan-7385	6,055.60			29,875.45			
Total 9500 · SPECIAL ASSESSMENT EXPENSES	48,667.82			190,023.50			
Total Other Expense	53,392.82	4,725.00	48,667.82	213,648.50	23,625.00	190,023.50	56,700.00
Net Other Income	(48,538.64)	0.00	(48,538.64)	316,417.39	0.00	316,417.39	0.00
Net Income	(67,503.20)	0.00	(67,503.20)	313,447.58	0.00	313,447.58	0.00

Highland Towers Inc

Reserve Activity

As of May 31, 2024

Accrual Basis

Type	Date	Num	Name	Memo	Amount	Balance
3000 · CAPITAL RESERVES						820,328.95
3001 · Reserve-Building						30,813.00
Total 3001 · Reserve-Building						30,813.00
3002 · Reserve-Paving						19,146.00
General Journal	01/02/2024	242		Reserve Funding Qtrly	750.00	19,896.00
General Journal	04/02/2024	243		Reserve Funding Qtrly	750.00	20,646.00
Total 3002 · Reserve-Paving					1,500.00	20,646.00
3003 · Reserve-Fences / Gates						67,747.84
General Journal	01/02/2024	242		Reserve Funding Qtrly	400.00	68,147.84
General Journal	04/02/2024	243		Reserve Funding Qtrly	400.00	68,547.84
Total 3003 · Reserve-Fences / Gates					800.00	68,547.84
3004 · Reserve-Roof						97,884.00
Total 3004 · Reserve-Roof						97,884.00
3005 · Reserve-Elevators						236,411.00
General Journal	01/02/2024	242		Reserve Funding Qtrly	11,250.00	247,661.00
General Journal	04/02/2024	243		Reserve Funding Qtrly	11,250.00	258,911.00
Total 3005 · Reserve-Elevators					22,500.00	258,911.00
3006 · Reserve-Seawall						51,260.00
General Journal	01/02/2024	242		Reserve Funding Qtrly	900.00	52,160.00
General Journal	04/02/2024	243		Reserve Funding Qtrly	900.00	53,060.00
Total 3006 · Reserve-Seawall					1,800.00	53,060.00
3007 · Reserve-Pool						64,060.00
General Journal	01/02/2024	242		Reserve Funding Qtrly	875.00	64,935.00
General Journal	04/02/2024	243		Reserve Funding Qtrly	875.00	65,810.00
Total 3007 · Reserve-Pool					1,750.00	65,810.00
3008 · Reserve-Painting						98,379.00
Total 3008 · Reserve-Painting						98,379.00
3009 · Reserve-Electrical						72,111.00
Total 3009 · Reserve-Electrical						72,111.00
3010 · Reserve-Contingency						37,783.31
Total 3010 · Reserve-Contingency						37,783.31
3011 · Reserve-Concrete Restoration						28,800.00
Total 3011 · Reserve-Concrete Restoration						28,800.00
3020 · Reserve-Interest						15,948.80
Deposit	01/31/2024			Interest	357.22	16,306.02
Deposit	02/29/2024			Interest	335.14	16,641.16
General Journal	03/07/2024	200		PNC CD Interest	6,631.26	23,272.42
Deposit	03/31/2024			Interest	397.29	23,669.71
Deposit	04/30/2024			Interest	389.54	24,059.25
General Journal	04/30/2024	212		April Interest JP Morgan	0.84	24,060.09
General Journal	05/06/2024	226		Rollover CD, Interest 6/7/23-5/6/24	12,606.89	36,666.98
Deposit	05/31/2024			Interest	403.69	37,070.67
General Journal	05/31/2024	213		May Interest JP Morgan	0.02	37,070.69
General Journal	05/31/2024	213		May Dividend JP Morgan	668.51	37,739.20
Total 3020 · Reserve-Interest					21,790.40	37,739.20
3021 · Reserve-Bank Fees						(15.00)
General Journal	04/08/2024	201		Fees	(25.00)	(40.00)
General Journal	04/08/2024	201		Fees	(4.95)	(44.95)
Total 3021 · Reserve-Bank Fees					(29.95)	(44.95)
Total 3000 · CAPITAL RESERVES					50,110.45	870,439.40
TOTAL					50,110.45	870,439.40

Highland Towers Inc
A/P Aging Summary
As of May 31, 2024

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
All County Paving	0.00	0.00	0.00	0.00	35,931.00	35,931.00
American Eagle Fire Protection Inc	0.00	0.00	0.00	0.00	4,999.00	4,999.00
Association Reserves	0.00	0.00	0.00	0.00	3,600.00	3,600.00
Atlantic Pool Maintenance	0.00	22,035.00	0.00	0.00	0.00	22,035.00
Florida Department of Revenue-Sales Tax	0.00	0.00	0.00	0.00	793.75	793.75
Florida Public Utilities-0124609-9	0.00	325.18	0.00	0.00	0.00	325.18
Greener Image Inc	3,817.00	0.00	0.00	0.00	0.00	3,817.00
Hotwire Communications	0.00	4,779.20	0.00	0.00	0.00	4,779.20
LifeSafety Management Inc	0.00	1,726.42	0.00	0.00	0.00	1,726.42
MAG Engineering Inc	0.00	0.00	25,500.00	0.00	0.00	25,500.00
Plumbing Experts Inc	0.00	0.00	0.00	0.00	2,207.00	2,207.00
TK Thyssenkrupp Elevator Corporation	0.00	0.00	0.00	0.00	13,500.00	13,500.00
Town of Highland Beach	6,803.15	0.00	6,803.16	0.00	0.00	13,606.31
US Structures Inc	0.00	0.00	0.00	0.00	47,838.77	47,838.77
Valley National Bank-CCard	0.00	884.50	0.00	0.00	0.00	884.50
White Palms Fire Equipment	0.00	1,156.67	0.00	0.00	0.00	1,156.67
TOTAL	10,620.15	30,906.97	32,303.16	0.00	108,869.52	182,699.80