

TOWN SHORES OF GULFPORT #212  
THE DIPLOMAT CONDOMINIUM ASSOCIATION

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Presidents Report  
March 14, 2023

We have had inquiries regarding the notice that went out several weeks ago on how to turn in requests for documentation. To clarify, this only relates to someone who is asking for copies of Association documents, not general inquiries for information like asking for an ACR or making arrangements to pick up paint for your front door.

Most current information and documents are posted to our website on the [www.TownShoresCommunity.com](http://www.TownShoresCommunity.com) Web page. Things like insurance policies, wind mitigation certificates, our budget, meeting minutes, forms, etc. are all included on the page. If there is a historical document that is not posted, then you would send a letter via the US Postal service to request a copy of whatever document you are looking for. Keeping track of requests via email has become problematic, so hopefully tracking these requests by actual written letters will be a bit easier to manage.

On another note, the Board would like to thank everyone who responded to the housekeeping notices regarding cleaning and painting windows, screens and doors. We appreciate that so many owners immediately took care of any issues that were noted.

Just a reminder that we will have a new setup in the Trash Room. In addition to the black garbage bins on the left of the room, we will be adding a 4<sup>th</sup> black bin on the right side, next to the PVC slots for cardboard. We will still have a Recycle bin for paper and non-corrugated cardboard boxes, but only one bin which will co-mingle plastic, metal and aluminum containers. PLEASE REMEMBER – NO PLASTIC BAGS OR STYROFOAM!!!! And all recycled items should be washed out and clean before putting in the recycle bins. This is being done to help alleviate the problems we have had on some weekends where people continue to pile garbage bags on top of completely full bins, which makes it very difficult to move the bins outside.

Submitted by  
Pati Lytle, President

**TOWN SHORES OF GULFPORT**  
**# 212 THE DIPLOMAT CONDOMINIUM ASSOCIATION**

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3210 59<sup>th</sup> Street South \* Gulfport, FL 33707-5942

**Treasurer's Report—Town Shores #212**  
**March Board Meeting**

The financial reports for January and February 2023 are available to both Board Members and Owners at the Condominium Associates/Diplomat website under the "Document" tab.

Financial information highlights as of end of January 2023.

Total Assets were \$894,205

Total Liabilities and Equity were \$894,205

Budgeted income for January was \$77,203.

Actual income for January was \$160,771.

This resulted in a positive variance of \$83,568. This was result of the depositing of the prepaid insurance fund from our reserves at the end of the month to pay our insurance due on February 1st.

Budgeted Operating Expenses for January was \$77,203

Actual Operating Expenses for January was \$69,749

This resulted in a positive variance of \$7,453.

Financial information highlights as of the end of February 2023.

Total Assets were \$915,426

Total Liabilities and Equity were \$915,426

Budgeted income for February was \$77,203

Actual Operating Expenses for February was \$76,823

This resulted in a negative variance of \$379. The majority of this was the lack of Washer & Dryer income.

Budgeted Operating Expenses for February was \$77,203

Actual Operating Expenses for February was \$77,563  
This resulted in a negative variance of \$360. Our gas bill for the month of  
February was \$1,729, which was \$726 more than budget.

Year to date we are under budget by more than \$7,000.



Jan 2023

**Balance Sheet - Comparative - Operating**  
 912 - Diplomat House - Town Shores of Gulfport No. 212  
 End Date: 01/31/2023

Date: 2/16/2023  
 Time: 1:21 pm  
 Page: 1

	Current Balance at 01/31/2023	Prior Month Balance at 12/31/2022	Change
<b>Assets</b>			
<b>OPERATING CASH</b>			
10-1010-00-00 PAB Operating - Depository 3562	\$ 47,640.17	\$ 41,098.36	\$ 6,541.81
10-1015-00-00 Popular Bank Escrow Insurance # 0105	234,320.89	130,346.06	103,974.83
10-1025-00-00 Petty Cash	200.00	200.00	-
<b>Total OPERATING CASH:</b>	<b>\$ 282,161.06</b>	<b>\$ 171,644.42</b>	<b>\$ 110,516.64</b>
<b>OTHER ASSETS</b>			
12-1205-00-00 Accts Rec - Fees and Assessments	\$ 5,562.00	\$ 4,965.55	\$ 596.45
12-1300-00-00 Prepaid Insurance	-	11,722.77	(11,722.77)
12-1320-00-00 Prepaid Flood Insurance	4,278.50	6,417.75	(2,139.25)
12-1330-00-00 Prepaid Workers Comp Ins.	-	51.42	(51.42)
<b>Total OTHER ASSETS:</b>	<b>\$ 9,840.50</b>	<b>\$ 23,157.49</b>	<b>\$ (13,316.99)</b>
<b>RESERVE CASH</b>			
15-1820-00-00 Bank of Ozarks Resv. # 7515	\$ 37,259.18	\$ 115,887.60	\$ (78,628.42)
15-1821-00-00 Bank of the Ozarks ICS - 515 - 0.2%	264,224.34	264,179.48	44.86
15-1833-00-00 Bank OZK CD # 8600 .351% 11/22/2022	-	142,036.86	(142,036.86)
15-1836-00-00 Bank OZK CDARS #2166 .3494% 7/27/23	150,719.78	150,675.06	44.72
15-1840-00-00 WinTrust Investment Account	150,000.00	-	150,000.00
<b>Total RESERVE CASH:</b>	<b>\$ 602,203.30</b>	<b>\$ 672,779.00</b>	<b>\$ (70,575.70)</b>
<b>Total Assets:</b>	<b>\$ 894,204.86</b>	<b>\$ 867,580.91</b>	<b>\$ 26,623.95</b>
<b>Liabilities &amp; Equity</b>			
<b>LIABILITIES</b>			
20-2000-00-00 Accounts Payable	\$ 531.58	\$ -	\$ 531.58
20-2010-00-00 Accrued Expenses	464.13	3,250.08	(2,785.95)
20-2020-00-00 Prepaid Maintenance Fees	11,857.76	3,425.76	8,432.00
<b>Total LIABILITIES:</b>	<b>\$ 12,853.47</b>	<b>\$ 6,675.84</b>	<b>\$ 6,177.63</b>
<b>RESERVES</b>			
25-2520-00-00 Reserve Painting	\$ 54,568.81	\$ 50,965.10	\$ 3,603.71
25-2525-00-00 Reserve Paving	37,473.07	36,806.40	666.67
25-2530-00-00 Reserve Roof	2,448.61	1,550.00	898.61
25-2535-00-00 Reserve Boilers	11,750.34	11,462.53	287.81
25-2540-00-00 Reserve Grounds Improv.	15,968.74	18,061.03	(2,092.29)
25-2545-00-00 Reserve Carport	59,723.61	58,523.49	1,200.12
25-2550-00-00 Reserve Elevator	70,295.64	68,670.64	1,625.00
25-2560-00-00 Reserve Electrical	24,663.43	24,496.72	166.71
25-2565-00-00 2023 Insurance-Addnl Funding	2,350.00	84,000.00	(81,650.00)
25-2566-00-00 Reserve Fire Alarm Syst.	13,395.59	13,768.49	(372.90)
25-2567-00-00 Reserve Study/Project Eng	6,551.66	8,359.99	(1,808.33)
25-2570-00-00 Reserve Fire Pump	7,242.22	6,683.30	558.92
25-2572-00-00 Resv.Buldng/Door	2,232.04	2,098.70	133.34
25-2573-00-00 Reserve Plumbing	26,104.31	25,254.01	850.30
25-2575-00-00 Reserve Audit	5,600.04	5,600.04	-
25-2578-00-00 Reserve Lobbies/Stairwells/Walkw.	136,606.74	134,502.68	2,104.06
25-2579-00-00 Reserve Railings	25,471.92	24,784.44	687.48
25-2580-00-00 Reserve Seawall	97,993.23	97,191.44	801.79
25-2585-00-00 Unapplied Interest Reserve	96.63	-	96.63



**Balance Sheet - Comparative - Operating**  
 912 - Diplomat House - Town Shores of Gulfport No. 212  
 End Date: 01/31/2023

Date: 2/16/2023  
 Time: 1:21 pm  
 Page: 2

25-2999-00-00	SIRS (Structural Integrity Reserve Study)	1,666.67	-	1,666.67
<b>Total RESERVES:</b>		<b>\$ 602,203.30</b>	<b>\$ 672,779.00</b>	<b>\$ (70,575.70)</b>
<b>FUND BALANCES</b>				
30-3000-00-00	P/Y Adjustments	\$ (751.14)	\$ (751.14)	\$ -
30-3005-00-00	Prior Year Surplus (Deficit)	188,877.21	169,101.22	19,775.99
30-3090-00-00	Current Year Surplus (Deficit)	91,022.02	19,775.99	71,246.03
<b>Total FUND BALANCES:</b>		<b>\$ 279,148.09</b>	<b>\$ 188,126.07</b>	<b>\$ 91,022.02</b>
<b>Total Liabilities &amp; Equity:</b>		<b>\$ 894,204.86</b>	<b>\$ 867,580.91</b>	<b>\$ 26,623.95</b>



Income Statement - Operating

Diplomat House - Town Shores of Gulfport No. 212

01/31/2023

Date: 2/16/2023

Time: 1:21 pm

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>REVENUE</b>							
4010-00-00 Maintenance Fee Income	\$57,533.83	\$57,534.78	(\$0.95)	\$57,533.83	\$57,534.78	(\$0.95)	\$690,417.37
4015-00-00 Reserve Dedication	19,076.17	19,076.17	-	19,076.17	19,076.17	-	228,914.06
4020-00-00 Operating Interest Income	4.49	-	4.49	4.49	-	4.49	-
4025-00-00 Reserve Interest Income	96.63	166.67	(70.04)	96.63	166.67	(70.04)	2,000.00
4030-00-00 Late fee Income	(50.00)	25.00	(75.00)	(50.00)	25.00	(75.00)	300.00
4047-00-00 Washer&Dryer Income	-	350.00	(350.00)	-	350.00	(350.00)	4,200.00
4048-00-00 Interview fee Income	110.00	50.00	60.00	110.00	50.00	60.00	600.00
4070-00-00 Other Income	84,000.00	-	84,000.00	84,000.00	-	84,000.00	-
<b>Total REVENUE</b>	<b>\$160,771.12</b>	<b>\$77,202.62</b>	<b>\$83,568.50</b>	<b>\$160,771.12</b>	<b>\$77,202.62</b>	<b>\$83,568.50</b>	<b>\$926,431.43</b>
<b>Total OPERATING INCOME</b>	<b>\$160,771.12</b>	<b>\$77,202.62</b>	<b>\$83,568.50</b>	<b>\$160,771.12</b>	<b>\$77,202.62</b>	<b>\$83,568.50</b>	<b>\$926,431.43</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5110-00-00 Master Common Fees	10,742.67	10,800.00	57.33	10,742.67	10,800.00	57.33	129,600.00
5135-00-00 Federal, State & Local Taxes	-	458.33	458.33	-	458.33	458.33	5,500.00
5140-00-00 Legal & Accounting	(2,000.00)	333.33	2,333.33	(2,000.00)	333.33	2,333.33	4,000.00
5145-00-00 Licenses, Permits & Fees	-	83.33	83.33	-	83.33	83.33	1,000.00
5154-00-00 Postage & Copies	41.87	50.00	8.13	41.87	50.00	8.13	600.00
5155-00-00 Office & Administrative	1,722.25	175.00	(1,547.25)	1,722.25	175.00	(1,547.25)	2,100.00
5159-00-00 Contingency/Holiday Decor	183.68	33.33	(150.35)	183.68	33.33	(150.35)	400.00
5170-00-00 Admin/Office Onsite	84.58	108.33	23.75	84.58	108.33	23.75	1,300.00
5175-00-00 Document Retention	-	363.00	363.00	-	363.00	363.00	4,356.00
<b>Total ADMINISTRATIVE</b>	<b>\$10,775.05</b>	<b>\$12,404.65</b>	<b>\$1,629.60</b>	<b>\$10,775.05</b>	<b>\$12,404.65</b>	<b>\$1,629.60</b>	<b>\$148,856.00</b>
<b>UTILITY EXPENSE</b>							
5205-00-00 Cable TV	7,042.80	7,363.74	320.94	7,042.80	7,363.74	320.94	88,364.88
5210-00-00 Electricity	980.23	969.05	(11.18)	980.23	969.05	(11.18)	11,628.62
5230-00-00 Elevator Telephone	118.93	61.49	(57.44)	118.93	61.49	(57.44)	737.92
5240-00-00 Gas	566.34	1,003.42	437.08	566.34	1,003.42	437.08	12,041.09
5251-00-00 Water, Sewer	9,598.24	10,342.68	744.44	9,598.24	10,342.68	744.44	124,112.17
<b>Total UTILITY EXPENSE</b>	<b>\$18,306.54</b>	<b>\$19,740.38</b>	<b>\$1,433.84</b>	<b>\$18,306.54</b>	<b>\$19,740.38</b>	<b>\$1,433.84</b>	<b>\$236,884.68</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
5330-00-00 Bldg. Maint/Repair/Supplies	372.03	250.00	(122.03)	372.03	250.00	(122.03)	3,000.00
5331-00-00 Gener./Pumps/Boilers Maint	-	300.00	300.00	-	300.00	300.00	3,600.00
5332-00-00 Irrigation Expense	16.40	25.00	8.60	16.40	25.00	8.60	300.00
5334-00-00 Electric Repair&Supplies	-	83.33	83.33	-	83.33	83.33	1,000.00
5335-00-00 Elevator Expenses	631.62	868.50	236.88	631.62	868.50	236.88	10,422.03
5337-00-00 Fire & Safety exp.	-	400.00	400.00	-	400.00	400.00	4,800.00
5338-00-00 Basic Service Contract/Janit.	3,075.00	3,142.13	67.13	3,075.00	3,142.13	67.13	37,705.50
5339-00-00 Plumbing Expenses	2,074.00	500.00	(1,574.00)	2,074.00	500.00	(1,574.00)	6,000.00
5340-00-00 Roof Maintenance	-	83.33	83.33	-	83.33	83.33	1,000.00
5570-00-00 Deferred Maintenance	-	208.33	208.33	-	208.33	208.33	2,500.00
5720-00-00 Grounds Maint. Contract	707.20	919.58	212.38	707.20	919.58	212.38	11,035.00
5732-00-00 Pest Control & Supplies	140.00	229.17	89.17	140.00	229.17	89.17	2,750.00
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>\$7,016.25</b>	<b>\$7,009.37</b>	<b>(\$6.88)</b>	<b>\$7,016.25</b>	<b>\$7,009.37</b>	<b>(\$6.88)</b>	<b>\$84,112.53</b>
<b>INSURANCE</b>							
6040-00-00 Insurance All Peril	11,722.86	16,570.45	4,847.59	11,722.86	16,570.45	4,847.59	198,845.40
6041-00-00 Workers Comp Insurance	616.33	56.46	(559.87)	616.33	56.46	(559.87)	677.56
6042-00-00 Insurance - Flood	2,139.25	2,345.10	205.85	2,139.25	2,345.10	205.85	28,141.20
<b>Total INSURANCE</b>	<b>\$14,478.44</b>	<b>\$18,972.01</b>	<b>\$4,493.57</b>	<b>\$14,478.44</b>	<b>\$18,972.01</b>	<b>\$4,493.57</b>	<b>\$227,664.16</b>
<b>RESERVE FUNDING</b>							
7510-00-00 Reserve Painting Funding	3,603.71	3,603.71	-	3,603.71	3,603.71	-	43,244.48
7520-00-00 Reserve Paving Funding	666.67	666.67	-	666.67	666.67	-	7,999.98
7530-00-00 Reserve Roof Funding	898.61	898.61	-	898.61	898.61	-	10,783.33
7540-00-00 Reserve Boiler Funding	287.81	287.81	-	287.81	287.81	-	3,453.75
7550-00-00 Reserve Grounds Funding	183.33	183.33	-	183.33	183.33	-	2,200.00
7580-00-00 Reserve Carport Funding	1,200.12	1,200.12	-	1,200.12	1,200.12	-	14,401.47
7590-00-00 Reserve Electrical Fund	166.71	166.71	-	166.71	166.71	-	2,000.47
7593-00-00 Reserve Ins. All peril	2,350.00	2,350.00	-	2,350.00	2,350.00	-	28,200.00



**Income Statement - Operating**  
 Diplomat House - Town Shores of Gulfport No. 212  
 01/31/2023

Date: 2/16/2023  
 Time: 1:21 pm  
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7600-00-00 Reserve Elevator Funding	\$1,625.00	\$1,625.00	\$-	\$1,625.00	\$1,625.00	\$-	\$19,500.02
7610-00-00 Reserve Fire Alarm System	1,100.00	1,100.00	-	1,100.00	1,100.00	-	13,199.97
7620-00-00 Reserve Seawall Funding	801.79	801.79	-	801.79	801.79	-	9,621.50
7630-00-00 Reserve Audit Funding	-	-	-	-	-	-	(0.04)
7640-00-00 Reserve Fire Pump Fund.	558.92	558.92	-	558.92	558.92	-	6,706.99
7650-00-00 Reserve Eng Study/Struc. Inspec. Fund	191.67	191.67	-	191.67	191.67	-	2,300.01
7660-00-00 Resv. Trans./Door Cas/Bldg	133.34	133.34	-	133.34	133.34	-	1,600.07
7670-00-00 Reserve Plumbing Funding	850.30	850.30	-	850.30	850.30	-	10,203.59
7680-00-00 Resv. Walkw/Stairw/Lobbies	2,104.06	2,104.06	-	2,104.06	2,104.06	-	25,248.66
7690-00-00 Reserve Railings Fund.	687.48	687.48	-	687.48	687.48	-	8,249.81
7800-00-00 Reserve Interest - Contrib	96.63	-	(96.63)	96.63	-	(96.63)	-
7999-00-00 SIRS (Structural Integrity Reserve Study) Funding	1,666.67	1,666.67	-	1,666.67	1,666.67	-	20,000.00
<b>Total RESERVE FUNDING</b>	<b>\$19,172.82</b>	<b>\$19,076.19</b>	<b>(\$96.63)</b>	<b>\$19,172.82</b>	<b>\$19,076.19</b>	<b>(\$96.63)</b>	<b>\$228,914.06</b>
<b>Total OPERATING EXPENSE</b>	<b>\$69,749.10</b>	<b>\$77,202.60</b>	<b>\$7,453.50</b>	<b>\$69,749.10</b>	<b>\$77,202.60</b>	<b>\$7,453.50</b>	<b>\$926,431.43</b>
<b>Net Income:</b>	<b>\$91,022.02</b>	<b>\$0.02</b>	<b>\$91,022.00</b>	<b>\$91,022.02</b>	<b>\$0.02</b>	<b>\$91,022.00</b>	<b>\$0.00</b>

Feb 2023



**Balance Sheet - Comparative - Operating**  
 912 - Diplomat House - Town Shores of Gulfport No. 212  
 End Date: 02/28/2023

Date: 3/13/2023  
 Time: 10:47 am  
 Page: 1

	Current Balance at 2/28/2023	Prior Month Balance at 01/31/2023	Change
<b>Assets</b>			
<b>OPERATING CASH</b>			
10-1010-00-00 PAB Operating - Depository 3562	\$ 49,312.34	\$ 47,640.17	\$ 1,672.17
10-1015-00-00 Popular Bank Escrow Insurance # 0105	19,086.60	234,320.89	(215,234.29)
10-1025-00-00 Petty Cash	200.00	200.00	-
<b>Total OPERATING CASH:</b>	<b><u>\$ 68,598.94</u></b>	<b><u>\$ 282,161.06</u></b>	<b><u>\$ (213,562.12)</u></b>
<b>OTHER ASSETS</b>			
12-1205-00-00 Accts Rec - Fees and Assessments	\$ 8,210.00	\$ 5,562.00	\$ 2,648.00
12-1310-00-00 Prepaid Expense	756.70	-	756.70
12-1320-00-00 Prepaid Flood Insurance	216,829.51	4,278.50	212,551.01
<b>Total OTHER ASSETS:</b>	<b><u>\$ 225,796.21</u></b>	<b><u>\$ 9,840.50</u></b>	<b><u>\$ 215,955.71</u></b>
<b>RESERVE CASH</b>			
15-1820-00-00 Bank of Ozarks Resv. # 7515	\$ 199,677.05	\$ 37,259.18	\$ 162,417.87
15-1821-00-00 Bank of the Ozarks ICS - 515 - 0.2%	120,593.31	264,224.34	(143,631.03)
15-1836-00-00 Bank OZK CDARS #2166 .3494% 7/27/23	150,760.18	150,719.78	40.40
15-1840-00-00 WinTrust Investment Account	150,000.00	150,000.00	-
<b>Total RESERVE CASH:</b>	<b><u>\$ 621,030.54</u></b>	<b><u>\$ 602,203.30</u></b>	<b><u>\$ 18,827.24</u></b>
<b>Total Assets:</b>	<b><u><u>\$ 915,425.69</u></u></b>	<b><u><u>\$ 894,204.86</u></u></b>	<b><u><u>\$ 21,220.83</u></u></b>
<b>Liabilities &amp; Equity</b>			
<b>LIABILITIES</b>			
20-2000-00-00 Accounts Payable	\$ 564.96	\$ 531.58	\$ 33.38
20-2010-00-00 Accrued Expenses	330.00	464.13	(134.13)
20-2020-00-00 Prepaid Maintenance Fees	15,091.76	11,857.76	3,234.00
<b>Total LIABILITIES:</b>	<b><u>\$ 15,986.72</u></b>	<b><u>\$ 12,853.47</u></b>	<b><u>\$ 3,133.25</u></b>
<b>RESERVES</b>			
25-2520-00-00 Reserve Painting	\$ 58,172.52	\$ 54,568.81	\$ 3,603.71
25-2525-00-00 Reserve Paving	38,139.74	37,473.07	666.67
25-2530-00-00 Reserve Roof	3,347.22	2,448.61	898.61
25-2535-00-00 Reserve Boilers	12,038.15	11,750.34	287.81
25-2540-00-00 Reserve Grounds Improv.	15,802.07	15,968.74	(166.67)
25-2545-00-00 Reserve Carport	60,923.73	59,723.61	1,200.12
25-2550-00-00 Reserve Elevator	71,920.64	70,295.64	1,625.00
25-2560-00-00 Reserve Electrical	24,830.14	24,663.43	166.71
25-2565-00-00 2023 Insurance-Addnl Funding	4,700.00	2,350.00	2,350.00
25-2566-00-00 Reserve Fire Alarm Syst.	14,495.59	13,395.59	1,100.00
25-2567-00-00 Reserve Study/Project Eng	6,743.33	6,551.66	191.67
25-2570-00-00 Reserve Fire Pump	7,801.14	7,242.22	558.92
25-2572-00-00 Resv. Bulding/Door	2,365.38	2,232.04	133.34
25-2573-00-00 Reserve Plumbing	26,954.61	26,104.31	850.30
25-2575-00-00 Reserve Audit	5,600.04	5,600.04	-
25-2578-00-00 Reserve Lobbies/Stairwells/Walkw.	138,710.80	136,606.74	2,104.06
25-2579-00-00 Reserve Railings	26,159.40	25,471.92	687.48
25-2580-00-00 Reserve Seawall	98,795.02	97,993.23	801.79
25-2585-00-00 Unapplied Interest Reserve	197.68	96.63	101.05
25-2999-00-00 SIRS (Structural Integrity Reserve Study)	3,333.34	1,666.67	1,666.67





**Balance Sheet - Comparative - Operating**  
 912 - Diplomat House - Town Shores of Gulfport No. 212  
 End Date: 02/28/2023

Date: 3/13/2023  
 Time: 10:47 am  
 Page: 2

<b>Total RESERVES:</b>	<u>\$ 621,030.54</u>	<u>\$ 602,203.30</u>	<u>\$ 18,827.24</u>
<b>FUND BALANCES</b>			
30-3000-00-00 P/Y Adjustments	\$ (751.14)	\$ (751.14)	\$ -
30-3005-00-00 Prior Year Surplus (Deficit)	188,877.21	188,877.21	-
30-3090-00-00 Current Year Surplus (Deficit)	<u>90,282.36</u>	<u>91,022.02</u>	<u>(739.66)</u>
<b>Total FUND BALANCES:</b>	<u>\$ 278,408.43</u>	<u>\$ 279,148.09</u>	<u>\$ (739.66)</u>
<b>Total Liabilities &amp; Equity:</b>	<u><u>\$ 915,425.69</u></u>	<u><u>\$ 894,204.86</u></u>	<u><u>\$ 21,220.83</u></u>



**Income Statement - Operating**  
 Diplomat House - Town Shores of Gulfport No. 212  
 02/28/2023

Date: 3/13/2023  
 Time: 10:47 am  
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>REVENUE</b>							
4010-00-00 Maintenance Fee Income	\$57,533.83	\$57,534.78	(\$0.95)	\$115,067.66	\$115,069.56	(\$1.90)	\$690,417.37
4015-00-00 Reserve Dedication	19,076.17	19,076.17	-	38,152.34	38,152.34	-	228,914.06
4020-00-00 Operating Interest Income	2.36	-	2.36	6.85	-	6.85	-
4025-00-00 Reserve Interest Income	101.05	166.67	(65.62)	197.68	333.34	(135.66)	2,000.00
4030-00-00 Late fee Income	-	25.00	(25.00)	(50.00)	50.00	(100.00)	300.00
4047-00-00 Washer&Dryer Income	-	350.00	(350.00)	-	700.00	(700.00)	4,200.00
4048-00-00 Interview fee Income	110.00	50.00	60.00	220.00	100.00	120.00	600.00
4070-00-00 Other Income	-	-	-	84,000.00	-	84,000.00	-
<b>Total REVENUE</b>	<b>\$76,823.41</b>	<b>\$77,202.62</b>	<b>(\$379.21)</b>	<b>\$237,594.53</b>	<b>\$154,405.24</b>	<b>\$83,189.29</b>	<b>\$926,431.43</b>
<b>Total OPERATING INCOME</b>	<b>\$76,823.41</b>	<b>\$77,202.62</b>	<b>(\$379.21)</b>	<b>\$237,594.53</b>	<b>\$154,405.24</b>	<b>\$83,189.29</b>	<b>\$926,431.43</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5110-00-00 Master Common Fees	10,742.67	10,800.00	57.33	21,485.34	21,600.00	114.66	129,600.00
5135-00-00 Federal, State & Local Taxes	-	458.33	458.33	-	916.66	916.66	5,500.00
5140-00-00 Legal & Accounting	-	333.33	333.33	(2,000.00)	666.66	2,666.66	4,000.00
5145-00-00 Licenses, Permits & Fees	61.25	83.33	22.08	61.25	166.66	105.41	1,000.00
5154-00-00 Postage & Copies	8.81	50.00	41.19	50.68	100.00	49.32	600.00
5155-00-00 Office & Administrative	222.00	175.00	(47.00)	1,944.25	350.00	(1,594.25)	2,100.00
5159-00-00 Contingency/Holiday Decor	(91.84)	33.33	125.17	91.84	66.66	(25.18)	400.00
5170-00-00 Admin/Office Onsite	(42.29)	108.33	150.62	42.29	216.66	174.37	1,300.00
5175-00-00 Document Retention	-	363.00	363.00	-	726.00	726.00	4,356.00
<b>Total ADMINISTRATIVE</b>	<b>\$10,900.60</b>	<b>\$12,404.65</b>	<b>\$1,504.05</b>	<b>\$21,675.65</b>	<b>\$24,809.30</b>	<b>\$3,133.65</b>	<b>\$148,856.00</b>
<b>UTILITY EXPENSE</b>							
5205-00-00 Cable TV	7,586.72	7,363.74	(222.98)	14,629.52	14,727.48	97.96	88,364.88
5210-00-00 Electricity	847.09	969.05	121.96	1,827.32	1,938.10	110.78	11,628.62
5230-00-00 Elevator Telephone	59.93	61.49	1.56	178.86	122.98	(55.88)	737.92
5240-00-00 Gas	1,729.50	1,003.42	(726.08)	2,295.84	2,006.84	(289.00)	12,041.09
5251-00-00 Water, Sewer	9,678.46	10,342.68	664.22	19,276.70	20,685.36	1,408.66	124,112.17
<b>Total UTILITY EXPENSE</b>	<b>\$19,901.70</b>	<b>\$19,740.38</b>	<b>(\$161.32)</b>	<b>\$38,208.24</b>	<b>\$39,480.76</b>	<b>\$1,272.52</b>	<b>\$236,884.68</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
5330-00-00 Bldg. Maint/Repair/Supplies	272.76	250.00	(22.76)	644.79	500.00	(144.79)	3,000.00
5331-00-00 Gener./Pumps/Boilers Maint	-	300.00	300.00	-	600.00	600.00	3,600.00
5332-00-00 Irrigation Expense	-	25.00	25.00	16.40	50.00	33.60	300.00
5334-00-00 Electric Repair&Supplies	-	83.33	83.33	-	166.66	166.66	1,000.00
5335-00-00 Elevator Expenses	653.72	868.50	214.78	1,285.34	1,737.00	451.66	10,422.03
5337-00-00 Fire & Safety exp.	415.00	400.00	(15.00)	415.00	800.00	385.00	4,800.00
5338-00-00 Basic Service Contract/Janit.	3,075.00	3,142.13	67.13	6,150.00	6,284.26	134.26	37,705.50
5339-00-00 Plumbing Expenses	-	500.00	500.00	2,074.00	1,000.00	(1,074.00)	6,000.00
5340-00-00 Roof Maintenance	-	83.33	83.33	-	166.66	166.66	1,000.00
5570-00-00 Deferred Maintenance	-	208.33	208.33	-	416.66	416.66	2,500.00
5720-00-00 Grounds Maint. Contract	1,510.50	919.58	(590.92)	2,217.70	1,839.16	(378.54)	11,035.00
5732-00-00 Pest Control & Supplies	-	229.17	229.17	140.00	458.34	318.34	2,750.00
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>\$5,926.98</b>	<b>\$7,009.37</b>	<b>\$1,082.39</b>	<b>\$12,943.23</b>	<b>\$14,018.74</b>	<b>\$1,075.51</b>	<b>\$84,112.53</b>
<b>INSURANCE</b>							
6040-00-00 Insurance All Peril	19,517.30	16,570.45	(2,946.85)	31,240.16	33,140.90	1,900.74	198,845.40
6041-00-00 Workers Comp Insurance	-	56.46	56.46	816.33	112.92	(503.41)	677.56
6042-00-00 Insurance - Flood	2,139.25	2,345.10	205.85	4,278.50	4,690.20	411.70	28,141.20
<b>Total INSURANCE</b>	<b>\$21,656.55</b>	<b>\$18,972.01</b>	<b>(\$2,684.54)</b>	<b>\$36,134.99</b>	<b>\$37,944.02</b>	<b>\$1,809.03</b>	<b>\$227,664.16</b>
<b>RESERVE FUNDING</b>							
7510-00-00 Reserve Painting Funding	3,603.71	3,603.71	-	7,207.42	7,207.42	-	43,244.48
7520-00-00 Reserve Paving Funding	666.67	666.67	-	1,333.34	1,333.34	-	7,999.98
7530-00-00 Reserve Roof Funding	898.61	898.61	-	1,797.22	1,797.22	-	10,783.33
7540-00-00 Reserve Boiler Funding	287.81	287.81	-	575.62	575.62	-	3,453.75
7550-00-00 Reserve Grounds Funding	183.33	183.33	-	366.66	366.66	-	2,200.00
7580-00-00 Reserve Carport Funding	1,200.12	1,200.12	-	2,400.24	2,400.24	-	14,401.47
7590-00-00 Reserve Electrical Fund	166.71	166.71	-	333.42	333.42	-	2,000.47
7593-00-00 Reserve Ins. All peril	2,350.00	2,350.00	-	4,700.00	4,700.00	-	28,200.00



**Income Statement - Operating**  
**Diplomat House - Town Shores of Gulfport No. 212**  
**02/28/2023**

Date: 3/13/2023  
 Time: 10:47 am  
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
7600-00-00 Reserve Elevator Funding	\$1,625.00	\$1,625.00	\$-	\$3,250.00	\$3,250.00	\$-	\$19,500.02
7610-00-00 Reserve Fire Alarm System	1,100.00	1,100.00	-	2,200.00	2,200.00	-	13,199.97
7620-00-00 Reserve Seawall Funding	801.79	801.79	-	1,603.58	1,603.58	-	9,621.50
7630-00-00 Reserve Audit Funding	-	-	-	-	-	-	(0.04)
7640-00-00 Reserve Fire Pump Fund.	558.92	558.92	-	1,117.84	1,117.84	-	6,706.99
7650-00-00 Reserve Eng Study/Struc. Inspec. Fund	191.67	191.67	-	383.34	383.34	-	2,300.01
7660-00-00 Resv. Trans./Door Cas/Bldg	133.34	133.34	-	266.68	266.68	-	1,600.07
7670-00-00 Reserve Plumbing Funding	850.30	850.30	-	1,700.60	1,700.60	-	10,203.59
7680-00-00 Resv. Walkw/Stairw/Lobbies	2,104.06	2,104.06	-	4,208.12	4,208.12	-	25,248.66
7690-00-00 Reserve Railings Fund.	687.48	687.48	-	1,374.96	1,374.96	-	8,249.81
7800-00-00 Reserve Interest - Contrib	101.05	-	(101.05)	197.68	-	(197.68)	-
7999-00-00 SIRS (Structural Integrity Reserve Study) Funding	1,666.67	1,666.67	-	3,333.34	3,333.34	-	20,000.00
<b>Total RESERVE FUNDING</b>	<b>\$19,177.24</b>	<b>\$19,076.19</b>	<b>(\$101.05)</b>	<b>\$38,350.06</b>	<b>\$38,152.38</b>	<b>(\$197.68)</b>	<b>\$228,914.06</b>
<b>Total OPERATING EXPENSE</b>	<b>\$77,563.07</b>	<b>\$77,202.60</b>	<b>(\$360.47)</b>	<b>\$147,312.17</b>	<b>\$154,405.20</b>	<b>\$7,093.03</b>	<b>\$926,431.43</b>
<b>Net Income:</b>	<b>(\$739.66)</b>	<b>\$0.02</b>	<b>(\$739.68)</b>	<b>\$90,282.36</b>	<b>\$0.04</b>	<b>\$90,282.32</b>	<b>\$0.00</b>

**Open  
Architectural Change Requests (ACR)**

**March 14, 2023**

**Unit 112 - Bathroom Renovation (Native Tile)**

**Unit 205 - Windows (Hom-Excel)**

**Unit 210 - Hurricane Shutters (Shutter Me Up)**

**Unit 305 - New Storm Door, Carpeting, Bathroom Updates**

**Unit 411 - Windows (Lowe's Home Center, LLC)**

**Unit 504 - Windows (Hom-Excel)**

**Unit 508 - New Storm Door (Spriggs) Walkway Windows  
(Hom-Excel)**

**Unit 603 - Bayside Windows (Hom-Excel)**

**Unit 606 - Walkway Windows (Hom-Excel)**

**Unit 609 - Windows (Lowe's Home Center, LLC), Walk in  
Bathtub (WestShore Home)**

**Unit 705 - New Entry Door (Spriggs)**

**Unit 912 - Windows (Betterview Window & Shutters)**

**Unit 1001 - Partial Kitchen Renovation (Many Moons  
Enterprises)**

**Unit 1006 - Condo Updates Kitchen (Spriggs)**

TOWN SHORES OF GULFPORT  
# 212 THE DIPLOMAT CONDOMINIUM ASSOCIATION

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**Unit 1007 -Condo Renovation (Kitchen, baths, floors, ceiling)  
(Evergreen Development)**

**Respectfully Submitted,  
Martha Meegan, Building Committee**

**TOWN SHORES OF GULFPORT**  
**# 212 THE DIPLOMAT CONDOMINIUM ASSOCIATION**

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3210 59<sup>th</sup> Street South \* Gulfport, FL 33707-5942

**Vehicle and Bicycle Registration Committee**  
**Report for March Board Meeting**

The shrubs around the Diplomat's Bicycle Storage area have been trimmed to give additional space for bicycle storage.

There are several bikes parked in the storage area that are unregistered. A list of these bicycles was displayed on the monitor in the lobby, including the following:

- Yellow Sussex
- Blue Avalon
- 3-speed Ross
- Black Giant with blue tarp cover
- Light Blue & White Schwann
- Gray Trek Cruiser Classic
- Gray K2 Coastwind

So far, no registration information on these bicycles has been received. We are attempting to determine whether any of the bicycles are abandoned. Owners of bikes stored in their unit do not need to register.

The committee continues to explore covered solutions for bicycle storage. To date, the only viable option identified is the installation of bike hooks on the building walls where the rubbish chutes are located. This solution would require board approval and perhaps a vote by the membership.

Recently, there have been issues with three vehicles improperly parked, including two that were in spaces assigned to someone else. These vehicles were not registered with the Diplomat; therefore, we were unable to contact the owners to have them moved. One of the vehicles was improperly parked for week. We contacted Gulfport Police and were told the only remedy was to have the vehicle towed, since they were not allowed to disclose ownership information.

The committee works diligently to keep the Vehicle Registration Log current with accurate vehicle and ownership information. This remains a top priority, especially this year when the parking lot is due for maintenance. The committee asks all owners to submit registration information for all their vehicles and to please park in assigned spaces.

Respectfully,  
Wayne Morgan

**TOWN SHORES OF GULFPORT**  
**# 212 THE DIPLOMAT CONDOMINIUM ASSOCIATION**

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**Landscaping Committee report to the March 2023 Diplomat Board of Directors meeting.**

Since the last meeting the Landscaping committee has removed the Queen Palms from the front hedge. Along with the removal of the palms, the hedge in front of the west staircase was removed. Sixteen new crotons were purchased and planted where the hedge was removed. The hedge at the barbeque pit was removed and the tiles were reworked in anticipation of the installation of the new pit. Five copper plants were added along with a bird of paradise plant in that area. Plans are in the works for additional plantings in that area including a possible herb garden and lemon tree for the use of the residents.

Thanks for all the additional help from the Bakers, the Megans, the Blankos and others. We hope to continue to improve that area at the west end of the parking lot for the bikers and barbeque folks.

For those curious about the palms at the front hedge, we are letting the hedge fill in before disturbing it any further.

Respectfully submitted,  
Bruce Schrier, Landscaping Committee Chair



TOWN SHORES OF GULFPORT #212  
THE DIPLOMAT CONDOMINIUM ASSOCIATION

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**DIPLOMAT ORIENTATION REPORT**

March 14<sup>th</sup> 2023

The following residents attended orientation in February.

Debra Hogarty, roommate of William Provost, unit 702.

Barbara Lloyd, roommate of Bill Descheemaeker, unit 1006.

The Diplomat welcomes our new residents.

I make a motion the Diplomat Board of Directors accepts our new residents.

Respectfully submitted,

Pati Lytle and John Carson  
Orientation Committee

TOWN SHORES OF GULFPORT #212  
THE DIPLOMAT CONDOMINIUM ASSOCIATION

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Engineering Report Update  
March 14, 2023

Our most recent engineering report noted several areas which needed to be addressed for repairs.

The majority of the work seems to be the east stairway, which exhibits signs of corrosion-induced deterioration, likely due to decades of exposure to the salt air. The west stairway has damage as well, but not to the extent of the east side. In addition, the engineer found several areas of concrete spalling, and the top layer of the walkway in front of unit 103 will need to be replaced.

These are relatively minor areas of concern in the big picture of condo repairs. The engineer put together a bid package that was sent to Dixie Construction, Munyan Restoration and WKM Restoration. The bids were received and our engineer did the comparison of costs. Because some of the damage will not be visible until paint is removed and concrete is ground down, it is impossible to come up with a guaranteed price, but he put together a general minimum cost comparison of the three bids. Dixie came in about \$15,000 more than the other two companies, with a start date no earlier than Fall 2023. Munyan was the mid-price bid with a start date of four to six weeks after contract award, and WKM was about \$2,500 cheaper than Munyan with an earliest start date of first quarter of 2024.

At this time, based on “bare minimum” estimates, we will be able to pay for these costs out of reserves. The majority of the cost will be charged to Walkway and Stairwell reserves which has about \$139,000.

Based on the above information:

I make a motion to accept the bid proposal from Munyan Restoration, dated Feb. 3, 2023 and based on specifications from our engineering firm, Recon Response Engineering. An AIA-approved contract will be signed after the Association’s legal representative has examined and approved the document.

Submitted by  
Pati Lytle, President

**TOWN SHORES OF GULFPORT**  
**# 212 THE DIPLOMAT CONDOMINIUM ASSOCIATION**

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3210 59<sup>th</sup> Street South \* Gulfport, FL 33707-5942

**Information about AEDs**  
**(Automated External Defibrillators)**

An inquiry about the installation of an Automated External Defibrillators (AEDs) at the Diplomat has been sent to the board. I have been asked to address the question. Many of you might not be aware that I retired from the American Red Cross after nearly 50 years of service as a volunteer and paid staff member. I became a Red Cross First Aid and CPR instructor in the early 1970s and am a true believer that everyone should know what to do in an emergency.

AEDs were introduced for bystander use some 30 years ago. Today, most AED devices weigh less than 4 pounds and are easy to operate, although training is recommended. The average cost of a unit ranges from \$750 to more than \$1,500. Police and ambulance crews carry AEDs, plus they are commonly available in many public places, including high-traffic areas like shopping malls, office buildings, sports arenas, and gyms. Unfortunately, due to their price and the value of parts, AEDs are subject to theft.

To explore this question, I reached out to Gulfport's Fire Chief Rene Fernandez. According to Chief Fernandez the average response time to TownShores is less than 5 minutes – usually closer to 4. He is not aware of any AED devices located in a condo setting anywhere in our area, instead he said they more likely found in high traffic areas. He does agree that swift response is needed in an emergency and points to the CPR training his department provides. He even offered to train individuals at the Diplomat.

In the 1950s, organizations like the American Red Cross and American Heart Association began teaching the public about mouth-to-mouth resuscitation and a few years later cardiopulmonary resuscitation, or what we now call CPR. Administering CPR remains at the frontline of treatment for an individual that is not breathing or does not have a pulse. CPR is a proven method of sustaining a life until advance life-support personnel arrive at the scene.

Bottomline. The cost to purchase and secure a single AED in the Diplomat would cost more than \$1,000 and there would be routine maintenance. Most emergencies in a condo living situation occur behind closed doors and not in high traffic settings. Is \$1,000 too much to spend on saving a life? Absolutely not. Is installing an AED the best course of action? Mostly likely not. It would appear that the most logical move would be to take Chief Fernandez up on his offer to provide CPR training for individuals.

Respectfully,  
Wayne Morgan