

TOWN SHORES OF GULFPORT #212
THE DIPLOMAT CONDOMINIUM ASSOCIATION

**Treasurer's Report-Town Shores #212
September 10, 2024 Board Meeting**

Financial information highlights as of the end of August 2024:

Total Assets were \$1,300,280.19

Our operating costs are \$151,00 lower than expected through August 31. This is largely due to reduced insurance and cable costs.

Full financial reports are available to both Board Members and Owners at the Condominium Associates/Diplomat website under the "Document" tab.

Respectfully submitted,

Pati Lytle, President



Balance Sheet - Comparative - Operating
 912 - Diplomat House - Town Shores of Gulfport No. 212
 End Date: 08/31/2024

Date: 9/9/2024
 Time: 8:47 am
 Page: 1

	Current Balance at 8/31/2024	Prior Month Balance at 07/31/2024	Change
Assets			
OPERATING CASH			
10-1010-00-00 Popular Bank Operating # 3562	\$ 101,610.68	\$ 94,463.76	\$ 7,146.92
10-1015-00-00 Popular Bank Escrow Insurance # 0105	201,687.63	167,695.09	33,992.54
10-1016-00-00 Popular Bank SA - Electrical # 3414	7,980.03	36,630.98	(28,650.95)
10-1017-00-00 Popular Bank Escrow Tax # 1715	11,400.56	11,400.38	0.18
10-1025-00-00 Petty Cash	200.00	200.00	-
Total OPERATING CASH:	\$ 322,878.90	\$ 310,390.21	\$ 12,488.69
OTHER ASSETS			
12-1205-00-00 Accts Rec - Fees and Assessments	\$ -	\$ 663.00	\$ (663.00)
12-1300-00-00 Prepaid Insurance - Flood	24,254.25	26,745.00	(2,490.75)
12-1310-00-00 Prepaid Expense	480.00	600.00	(120.00)
12-1315-00-00 Prepaid Insurance-All peril	128,497.40	144,522.29	(16,024.89)
Total OTHER ASSETS:	\$ 153,231.65	\$ 172,530.29	\$ (19,298.64)
RESERVE CASH			
15-1820-00-00 Bank OZK Reserve # 7515	\$ -	\$ 298,166.13	\$ (298,166.13)
15-1840-00-00 WinTrust - BOA CD #06051XET5 12/22/25 5.2%	151,873.50	150,000.00	1,873.50
15-1845-00-00 WinTrust \$150,000 1st Financial Bk CD 3/6/25 5.15%	150,292.50	150,000.00	292.50
15-1855-00-00 Popular Bank MM # 9031	522,003.64	229,889.17	292,114.47
Total RESERVE CASH:	\$ 824,169.64	\$ 828,055.30	\$ (3,885.66)
Total Assets:	\$ 1,300,280.19	\$ 1,310,975.80	\$ (10,695.61)
Liabilities & Equity			
LIABILITIES			
20-2000-00-00 Accounts Payable	\$ 2,449.52	\$ -	\$ 2,449.52
20-2020-00-00 Prepaid Maintenance Fees	11,963.00	11,342.00	621.00
20-2036-00-00 Deferred S/A un-spent 2023 for 2024	7,972.45	36,624.00	(28,651.55)
20-2222-00-00 Collection cost payable	210.00	180.00	30.00
Total LIABILITIES:	\$ 22,594.97	\$ 48,146.00	\$ (25,551.03)
RESERVES			
25-2520-00-00 Reserve Painting	\$ 125,108.98	\$ 121,246.56	\$ 3,862.42
25-2525-00-00 Reserve Paving	37,724.44	37,297.19	427.25
25-2530-00-00 Reserve Roof	16,883.32	15,987.07	896.25
25-2535-00-00 Reserve Boilers	16,171.75	15,863.50	308.25
25-2540-00-00 Reserve Grounds Improv.	16,181.87	16,181.87	-
25-2545-00-00 Reserve Carport	81,282.27	80,082.27	1,200.00
25-2550-00-00 Reserve Elevator	98,750.00	97,201.08	1,548.92
25-2555-00-00 Reserve Cost Overrun Reserve Projects	1,892.95	3,242.95	(1,350.00)
25-2560-00-00 Reserve Electrical	26,225.47	25,999.05	226.42
25-2566-00-00 Reserve Fire Alarm Syst.	33,890.39	32,811.64	1,078.75
25-2567-00-00 Reserve Study/Project Eng	2,138.67	1,891.34	247.33
25-2570-00-00 Reserve Fire Pump	13,278.34	12,548.59	729.75
25-2572-00-00 Resv.Bulding/Door	2,499.10	2,454.35	44.75
25-2573-00-00 Reserve Plumbing	10,097.43	30,352.68	(20,255.25)
25-2575-00-00 Reserve Audit	2,200.04	2,200.04	-
25-2578-00-00 Reserve Lobbies/Stairwells/Walkw.	176,549.58	174,049.58	2,500.00
25-2579-00-00 Reserve Railings	38,676.20	37,970.95	705.25



Balance Sheet - Comparative - Operating
 912 - Diplomat House - Town Shores of Gulfport No. 212
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 Page: 2

25-2580-00-00	Reserve Seawall	113,523.56	112,684.73	838.83
25-2585-00-00	Unapplied Interest Reserve	3,911.90	860.65	3,051.25
25-2999-00-00	SIRS (Structural Integrity Reserve Study)	7,183.40	7,129.23	54.17
Total RESERVES:		<u>\$ 824,169.66</u>	<u>\$ 828,055.32</u>	<u>\$ (3,885.66)</u>
FUND BALANCES				
30-3005-00-00	Prior Year Surplus (Deficit)	\$ 289,598.51	\$ 289,598.51	\$ -
30-3090-00-00	Current Year Surplus (Deficit)	163,917.05	145,175.97	18,741.08
Total FUND BALANCES:		<u>\$ 453,515.56</u>	<u>\$ 434,774.48</u>	<u>\$ 18,741.08</u>
Total Liabilities & Equity:		<u>\$ 1,300,280.19</u>	<u>\$ 1,310,975.80</u>	<u>\$ (10,695.61)</u>

Income Statement - Operating
Diplomat House - Town Shores of Gulfport No. 212
 08/31/2024

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
REVENUE							
4010-00-00 Maintenance Fee Income	\$76,838.92	\$76,817.58	\$21.34	\$614,711.36	\$614,540.64	\$170.72	\$921,811.00
4015-00-00 Reserve Dedication	16,351.08	16,351.08	-	130,808.64	130,808.64	-	196,213.00
4020-00-00 Operating Interest Income	6.13	-	6.13	43.99	-	43.99	-
4025-00-00 Reserve Interest Income	3,051.25	-	3,051.25	4,083.45	-	4,083.45	-
4030-00-00 Late fee Income	-	-	-	78.30	-	78.30	-
4047-00-00 Washer&Dryer Income	815.75	375.00	440.75	2,591.55	3,000.00	(408.45)	4,500.00
4048-00-00 Other fee Income	-	55.00	(55.00)	970.00	440.00	530.00	660.00
4070-00-00 Other Income	-	-	-	8,100.00	-	8,100.00	-
Total REVENUE	\$97,063.13	\$93,598.66	\$3,464.47	\$761,387.29	\$748,789.28	\$12,598.01	\$1,123,184.00
Total OPERATING INCOME	\$97,063.13	\$93,598.66	\$3,464.47	\$761,387.29	\$748,789.28	\$12,598.01	\$1,123,184.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5110-00-00 Master Common Fees	12,599.52	12,600.00	0.48	100,796.16	100,800.00	3.84	151,200.00
5125-00-00 Bureau Condo Fees	-	-	-	25.00	-	(25.00)	-
5135-00-00 Federal, State & Local Taxes	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
5140-00-00 Legal and Professional Serv.	-	500.00	500.00	2,012.05	4,000.00	1,987.95	6,000.00
5145-00-00 Licenses, Permits & Fees	-	83.33	83.33	211.25	666.64	455.39	1,000.00
5154-00-00 Postage & Copies	54.98	41.67	(13.31)	228.75	333.36	104.61	500.00
5155-00-00 Office & Administrative	215.00	208.33	(6.67)	2,551.42	1,666.64	(884.78)	2,500.00
5159-00-00 Contingency/Holiday Decor	-	33.33	33.33	-	266.64	266.64	400.00
5170-00-00 Admin/Office Onsite	-	83.33	83.33	2,152.69	666.64	(1,486.05)	1,000.00
5175-00-00 Document Retention	-	363.00	363.00	1,980.00	2,904.00	924.00	4,356.00
Total ADMINISTRATIVE	\$12,869.50	\$14,329.66	\$1,460.16	\$109,957.32	\$114,637.28	\$4,679.96	\$171,956.00
UTILITY EXPENSE							
5205-00-00 Cable TV	6,075.90	8,018.33	1,942.43	50,104.35	64,146.64	14,042.29	96,220.00
5210-00-00 Electricity	851.84	789.00	(62.84)	6,525.08	6,312.00	(213.08)	9,468.00
5230-00-00 Elevator Telephone	70.95	60.00	(10.95)	547.22	480.00	(67.22)	720.00
5240-00-00 Gas	478.20	833.33	355.13	8,019.45	6,666.64	(1,352.81)	10,000.00
5251-00-00 Water, Sewer	10,155.26	11,782.00	1,626.74	73,271.94	94,256.00	20,984.06	141,384.00
Total UTILITY EXPENSE	\$17,632.15	\$21,482.66	\$3,850.51	\$138,468.04	\$171,861.28	\$33,393.24	\$257,792.00
REPAIRS & MAINTENANCE							
5330-00-00 Bldg. Maint/Repair/Supplies	173.00	333.33	160.33	438.55	2,666.64	2,228.09	4,000.00
5331-00-00 Gener./Pumps/Boilers Maint	2,449.52	300.00	(2,149.52)	3,134.26	2,400.00	(734.26)	3,600.00
5332-00-00 Irrigation Expense	-	8.33	8.33	-	66.64	66.64	100.00
5334-00-00 Electric Repair&Supplies	730.00	166.67	(563.33)	1,228.50	1,333.36	104.86	2,000.00
5335-00-00 Elevator Expenses	-	691.67	691.67	6,369.08	5,533.36	(835.72)	8,300.00
5337-00-00 Fire & Safety exp.	2,309.90	500.00	(1,809.90)	4,163.53	4,000.00	(163.53)	6,000.00
5338-00-00 Basic Service Contract/Janit.	3,075.00	3,228.75	153.75	24,642.79	25,830.00	1,187.21	38,745.00
5339-00-00 Plumbing Expenses	590.00	750.00	160.00	2,812.00	6,000.00	3,188.00	9,000.00
5340-00-00 Roof Maintenance	-	91.67	91.67	1,200.00	733.36	(466.64)	1,100.00
5570-00-00 Deferred Maintenance	-	208.33	208.33	-	1,666.64	1,666.64	2,500.00
5720-00-00 Grounds Maint. Contract	575.00	1,000.00	425.00	4,577.51	8,000.00	3,422.49	12,000.00
5732-00-00 Pest Control & Supplies	-	166.67	166.67	560.00	1,333.36	773.36	2,000.00
Total REPAIRS & MAINTENANCE	\$9,902.42	\$7,445.42	(\$2,457.00)	\$49,126.22	\$59,563.36	\$10,437.14	\$89,345.00
INSURANCE							
6040-00-00 Insurance All Peril	16,024.89	31,333.33	15,308.44	132,591.49	250,666.64	118,075.15	376,000.00
6041-00-00 Workers Comp Insurance	-	56.50	56.50	509.00	452.00	(57.00)	678.00
6042-00-00 Insurance - Flood	2,490.75	2,600.00	109.25	19,926.00	20,800.00	874.00	31,200.00
Total INSURANCE	\$18,515.64	\$33,989.83	\$15,474.19	\$153,026.49	\$271,918.64	\$118,892.15	\$407,878.00
RESERVE FUNDING							
7510-00-00 Reserve Painting Funding	3,862.42	3,862.42	-	30,899.36	30,899.36	-	46,349.00
7520-00-00 Reserve Paving Funding	1,277.25	1,277.25	-	10,218.00	10,218.00	-	15,327.00
7530-00-00 Reserve Roof Funding	896.25	896.25	-	7,170.00	7,170.00	-	10,755.00
7540-00-00 Reserve Boiler Funding	308.25	308.25	-	2,466.00	2,466.00	-	3,699.00
7580-00-00 Reserve Carport Funding	1,200.00	1,200.00	-	9,600.00	9,600.00	-	14,400.00
7590-00-00 Reserve Electrical Fund	226.42	226.42	-	1,811.36	1,811.36	-	2,717.00
7600-00-00 Reserve Elevator Funding	1,548.92	1,548.92	-	12,391.36	12,391.36	-	18,587.00



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Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
7610-00-00 Reserve Fire Alarm System	\$1,078.75	\$1,078.75	\$-	\$8,630.00	\$8,630.00	\$-	\$12,945.00
7620-00-00 Reserve Seawall Funding	838.83	838.83	-	6,710.64	6,710.64	-	10,066.00
7640-00-00 Reserve Fire Pump Fund.	729.75	729.75	-	5,838.00	5,838.00	-	8,757.00
7650-00-00 Res Eng Study/Struc. Inspec.	247.33	247.33	-	1,978.64	1,978.64	-	2,968.00
7660-00-00 Resv. Trans./Door Cas/Bldg	44.75	44.75	-	358.00	358.00	-	537.00
7670-00-00 Reserve Plumbing Funding	832.75	832.75	-	18,662.00	6,662.00	(12,000.00)	9,993.00
7680-00-00 Resv. Walkw/Stairw/Lobbies	2,500.00	2,500.00	-	20,000.00	20,000.00	-	30,000.00
7690-00-00 Reserve Railings Fund.	705.25	705.25	-	5,642.00	5,642.00	-	8,463.00
7800-00-00 Reserve Interest - Contrib	3,051.25	-	(3,051.25)	4,083.45	-	(4,083.45)	-
7999-00-00 SIRS (Structural Integrity Reserve Study) Funding	54.17	54.17	-	433.36	433.36	-	650.00
Total RESERVE FUNDING	\$19,402.34	\$16,351.09	(\$3,051.25)	\$146,892.17	\$130,808.72	(\$16,083.45)	\$196,213.00
Total OPERATING EXPENSE	\$78,322.05	\$93,598.66	\$15,276.61	\$597,470.24	\$748,789.28	\$151,319.04	\$1,123,184.00
Net Income:	\$18,741.08	\$0.00	\$18,741.08	\$163,917.05	\$0.00	\$163,917.05	\$0.00

Secretary's Report

09.10.2024

By now, everyone should have received the 60 Day, First Notice of the upcoming Annual Membership Meeting on November 5th. It is imperative that you notify me of the address you will be receiving mail on October 1st, in particular our seasonal residents who may not be returning until early November, you will be mailed the Second Notice of the Annual Membership Meeting by October 3, 2024.

Once you receive it, please open it, and spend a few minutes to go over the information, fill out the Proxy if necessary and your ballot and return them in the mail or put them in the Diplomat Lobby Suggestion Box. If you plan to attend the meeting at the Clubhouse on November 5th at 6:30pm, you can vote in person or turn your vote in at your floor table.

As always, if you change your email address, phone number or any other important contact information, please get in touch with me. Also, if you change to a digital lock for your condo, please provide the code to me. The digital code is the key and must be kept on file for entry.

A reminder that the Diplomat website can be found at www.townshorescommunity.com. Many documents you need like ACR's, Vehicle and Bicycle forms and so many others are current and there for you to print and fill out.

Respectfully Submitted,

Martha Meegan, Secretary
Diplomat Board of Directors

TOWN SHORES OF GULFPORT #212
THE DIPLOMAT CONDOMINIUM ASSOCIATION

Building Report
September 10, 2024

I'm happy to report the revamp of our electrical panels went smoothly. Commercial Electric did a wonderful job. The first meter room took about 12 hours, but from then on, they picked up speed and most units were only without power until around 3:30 or 4 in the afternoon.

Frontier Telephone can no longer support or repair the phone line which serviced our emergency phones in the two elevators, so we have ordered a cellular service and are waiting for an installation date. Until that time, we ask that you carry a cell phone when using the elevators. Even though the emergency phone is not working there is still an alert/alarm button that can be pushed if you are trapped.

The 25-year-old motor in our water boost system (building water to bathrooms and kitchens) has been replaced, and paid for out of reserve funds. We are still waiting for parts to repack our fire pump, but again, that work will be paid for out of reserve funds.

The door to our elevator room on the roof has been replaced. Sometime last year it appeared the wind from one of the storms caught the door and bent it. While the painter was here, we also had him paint the rusty generator as well as the door out onto the roof.

Thank you, Bruce Schrier, for removing the white chain link across the front of the carport area. Hopefully the bushes will now deter anyone from walking through that area instead of using the marked walkways.

We had an instance in one of our units where a plumbing connection under a bathroom sink sprung a leak. Thank goodness the owners had just come in from up north, and had a painter working in their condo. Currently, no one resides in the two condos under them, so it could have been a real disaster as the water would literally have to come out the door, unless someone had been checking any of the three condos. This is just another instance that shows the importance of having someone check on your home during an extended period while you are away.

For those of you who have complained about trying to pull out of the Windsor/Diplomat drive onto Shore Blvd., recently, the Diplomat, Lancaster, Windsor and Manchester agreed to replace the "Pedestrian Crossing" signs on Shore Blvd to stop signs. We

TOWN SHORES OF GULFPORT #212
THE DIPLOMAT CONDOMINIUM ASSOCIATION

ordered the signs and asked the Masters to do the work to replace them. The Masters has refused to install the stop signs because

1. There have been no incidents or crashed at that intersection.
2. Because it is Masters property, even if there was a violation, the Gulfport Police Department cannot enforce it.

So, you will continue to have to inch your way out into the street. The only good news out of this is the Masters verified the street belongs to the them, so all maintenance and repairs are their responsibility. Up until now, the Board had been under the impression we owned the part of Shore in front of our building, up to the middle line.

We have received several complaints about the maintenance on the building, and I agree that JAPOSID is not doing as good a job as when Ted Thompson was our maintenance person. I have contacted their Operations Manager and their Operations Coordinator with a list of items that need to be addressed including a better job of cleaning the stairwells, tiled lobbies and walkways. If you see something you think needs to be addressed, please contact me as I don't see all the nooks and crannies of the building every week, so I am counting on residents to alert me to any problems.

I would like to remind anyone who is having contract work done in your condo to PLEASE tell your contractor to **park in guest parking** unless they are loading or unloading equipment and supplies. Many days every spot in front of the carports is taken up by contractor vehicles, and a lot of times, we don't know in which unit the work is taking place.

A reminder all trash bags must be taken to the trash room. No one will pick your trash up if it is left next to the old trash shutes, and household trash should not be put in the bins in the laundry rooms. Please make sure guests and care givers are aware.

Submitted by

Pati Lytle
Building Committee Chair

TOWN SHORES OF GULFPORT
212 THE DIPLOMAT CONDOMINIUM ASSOCIATION

Open Architectural Change Requests (ACRs)

B.O.D Meeting September 10, 2024

Unit 401

Unit 402

Unit 409

Unit 411

Unit 512

Unit 603

Unit 609

Unit 702

This list is provided so neighbors have advance notice on any projects which may cause noise. If you have questions, please feel free to contact your neighbor regarding the scope of work planned.

Owners doing renovations must contact the Move In-Move Out Coordinator on the Who to Call list; before the start date of your job, your deposit check with the ACR will cover for the Move In-Move Out Coordinator as well.

Also, you are **required to meet your contractor in the lobby and direct them** to the coned off area for parking. There are only 3 Contractor spots out front that must be used. No contractor may park in 30-minute parking unless previously approved. If there is not space in Contractor parking, the Visitor parking area is available.

This applies for deliveries also; you are responsible to meet your delivery company in the lobby and direct them to the coned off parking space and to the padded elevator.

Finally, owners you must be sure the contractor cleans the walkways, elevator lobbies, inside the elevator, if they don't you have to. If there is any damage, your \$500 deposit check will be cashed.

Respectfully submitted,

Martha Meegan

PET/ESA COMMITTEE REPORT –
September 10, 2024

The Pet/ESA Committee continues to send follow up requests (from May) to cat owners for updated photocopies of rabies vaccinations.

As of September 1, 2024, there are 23 cats and 10 Emotional Support/Service dogs in the Diplomat.

Submitted by
Linda Carlo
PET/ESA COMMITTEE
9/1/2024

TOWN SHORES OF GULFPORT
212 THE DIPLOMAT CONDOMINIUM ASSOCIATION

**Diplomat Vehicle and Bicycle Registration Committee Report
September 2024**

An update on the vehicle decals for numbered parking spaces and the “Visitor” parking placards given to residents in January.

A reminder, if you have a GUEST staying overnight and parking their vehicle in VISITOR parking, be sure to use the laminated tag and put it on their dashboard. Be sure to get this back BEFORE your GUEST leaves.

The purpose of the decals and the “Visitor” placards is to assist with the identification of vehicle parked on Diplomat property for various reasons including circumstances requiring a vehicle to be moved.

Also, if you RENT a vehicle and it is parked in VISITOR or in a marked parking space, remember to remove any parking sticker or laminated visitor placard when you return the rental.

Any questions or concerns, contact Wayne Morgan, Vehicle and Bicycle Committee.

Respectfully Submitted,

Martha Meegan