

Run Date: 11/19/18
Run Time: 09:06 AM

BISCAYNE COVE CONDO ASSN.
Balance Sheet
Sub-account: 030 ASSOCIATION - COMMON AREA
As of 10/31/18

ASSETS

11011-030	M/M POPULAR COMMON COMCAST	\$	68,921.49	
11050-030	POPULAR - LOC A/C #8963		1.18	
	TOTAL CASH			\$ 68,922.67
	TOTAL ACCOUNTS RECEIVABLE			\$.00
	OTHER ASSETS			
11410-030	PREPAID EXPENSE - ASSOC.	\$	204.30	
11411-030	PREPAID INSURANCE COMMON		34,419.84	
11416-030	UTILITY DEPOSITS-ASSCO.		250.00	
11424-030	ACCUM DEP COMMON		(444.00)	
	TOTAL OTHER ASSETS	\$	34,430.14	
	TOTAL ASSETS			\$ 103,352.81

LIABILITIES & EQUITY

	LIABILITIES:			
21004-030	ACCRUED EXPENSE - ASSOCIATION	\$	37,164.00	
21024-030	INSURANCE NOTE		35,555.39	
	TOTAL ACCOUNTS PAYABLE & LOANS			\$ 72,719.39
22030-030	LINE OF CREDIT COST	\$	(5,376.30)	
22050-030	2018 EXPENSE		(5,420.00)	
22080-030	LOC FUNDING/ADVANCE		187,867.50	
	TOTAL PREPAID & DEFERRED			\$ 177,071.20
	TOTAL ESCROW LIABILITY			\$.00
21210-030	LAUNDRY EQUIPMENT LOAN	\$	105,697.14	
21212-030	LAUNDRY LOAN COSTS		(10,147.22)	
21214-030	LAUNDRY INCOME CONTRA AC		54,876.30	
	TOTAL A/C REPAIR PROJECT	\$	150,426.22	
	TOTAL LIABILITIES			\$ 400,216.81
	SPECIAL ASSESSMENT-GARAGE/PLAZA			
11040-030	RESTRICTED S/A-POPULAR BANK AC	\$	(734,449.79)	
21018-030	SA INTEREST -LOAN PROCEEDS		(42,294.15)	
21020-030	S/A-LOAN PAYABLE #7355		1,504,149.05	

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21021-030	DEF.S/A LOAN INTEREST	(74,910.20)	
21023-030	INTEREST & DOC FEE ASSC.	(9,295.45)	
	TOTAL S/A GARAGE/PLAZA		\$ 643,199.46
	RESERVES:		
	TOTAL RESERVES		\$.00
	MONEY MARKET		
25101-030	COMCAST REBATE INCOME	\$ 148,000.00	
	TOTAL MONEY MARKET	\$ 148,000.00	
	EQUITY:		
27000-030	FUND BALANCE COMMON	\$ (1,726,511.38)	
27100-030	EQUITY COST CENTER	561,405.39	
27200-030	PRIOR PERIOD ADJUSTMENT	77,042.53	
	Current Year Net Income/(Loss)	.00	
	TOTAL EQUITY		\$ (940,063.46)
	TOTAL LIABILITIES & EQUITY		\$ 103,352.81

BISCAYNE COVE CONDO ASSN.
INCOME/EXPENSE STATEMENT
 Sub-account: 030 ASSOCIATION - COMMON AREA
 Period: 10/01/18 to 10/31/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
69,435.67	82,251.53	(12,815.86)	37000-030 CLIPPER COMMON AREA FUNDING	792,645.19	822,515.30	(29,870.11)	987,018.33
55,899.48	66,216.93	(10,317.45)	37020-030 TOWER - COMMON AREA FUNDING	638,122.34	662,169.30	(24,046.96)	794,603.20
30,030.78	.00	30,030.78	37110-030 CLIPPER INSURANCE FUNDING	305,165.89	.00	305,165.89	.00
27,587.18	.00	27,587.18	37120-030 TOWER INSURANCE FUNDING	281,367.89	.00	281,367.89	.00
<u>182,953.11</u>	<u>148,468.46</u>	<u>34,484.65</u>	TOTAL INCOME	<u>2,017,301.31</u>	<u>1,484,684.60</u>	<u>532,616.71</u>	<u>1,781,621.53</u>
EXPENSES							
GENERAL & ADMINISTRATIVE							
.00	8.33	8.33	43751-030 TRAVEL - ASSOCIATION	228.25	83.30	(144.95)	100.00
1,991.98	2,333.33	341.35	43754-030 OFFICE EXPENSES - ASSOCIATIO	22,699.21	23,333.30	634.09	28,000.00
.00	175.00	175.00	43755-030 DUES & SUBSCRIPTIONS - ASSOC	1,990.00	1,750.00	(240.00)	2,100.00
(54.40)	458.33	512.73	43772-030 LICENSES/TAXES MISC. - ASSOC	4,260.25	4,583.30	323.05	5,500.00
.00	220.83	220.83	43773-030 STATE FILING FEES - ASSOCIAT	2,429.25	2,208.30	(220.95)	2,650.00
.00	83.33	83.33	43803-030 UNIFORMS - ASSOCIATION - COM	332.46	833.30	500.84	1,000.00
.00	166.67	166.67	43825-030 POSTAGE - ASSOCIATION - COMM	1,005.50	1,666.70	661.20	2,000.00
200.00	66.67	(133.33)	43863-030 SOCIAL - COMMON	1,750.00	666.70	(1,083.30)	800.00
.00	66.67	66.67	43871-030 SCREENING - COMMON	180.00	666.70	486.70	800.00
<u>2,137.58</u>	<u>3,579.16</u>	<u>1,441.58</u>	GENERAL & ADMINISTRATIV	<u>34,874.92</u>	<u>35,791.60</u>	<u>916.68</u>	<u>42,950.00</u>
INSURANCE							
536.82	547.06	10.24	43820-030 GENERAL LIABILITY - COMMON	5,126.30	5,470.60	344.30	6,564.67
135.08	143.60	8.52	43821-030 FLOOD INSURANCE	1,273.75	1,436.00	162.25	1,723.20
2,585.03	3,149.80	564.77	43823-030 WINDSTORM INSURANCE	30,973.95	31,498.00	524.05	37,797.54
241.00	303.50	62.50	43833-030 FLOOD GATE HOUSE	2,469.60	3,035.00	565.40	3,642.00
46.53	46.53	.00	53822-030 UMBRELLA - COMMON	454.20	465.30	11.10	558.31
.00	901.42	901.42	53823-030 WINDSTORM LANDSCAPING INS.	.00	9,014.21	9,014.21	10,816.98
29.81	30.69	.88	53824-030 BOILER INSURANCE - COMMON	295.20	306.90	11.70	368.24
54.72	43.99	(10.73)	53825-030 DIRECTOR & OFRCS.-COMMON	473.55	439.90	(33.65)	527.84
15.49	16.26	.77	53826-030 FIDELITY - COMMON	154.90	162.60	7.70	195.14
.00	79.98	79.98	53827-030 UTILITY BOND & STORAGE TANK	876.00	799.80	(76.20)	959.71
125.75	138.33	12.58	53828-030 GLASS INSURANCE-COMMON	1,257.50	1,383.30	125.80	1,659.90
<u>3,770.23</u>	<u>5,401.16</u>	<u>1,630.93</u>	INSURANCE	<u>43,354.95</u>	<u>54,011.61</u>	<u>10,656.66</u>	<u>64,813.53</u>
PROPERTY OPERATIONS							
.00	141.67	141.67	43789-030 JANITORIAL SUPPLIES - ASSOCI	1,016.64	1,416.70	400.06	1,700.00
.00	500.00	500.00	43790-030 POOL REPAIRS - ASSOCIATION -	5,422.00	5,000.00	(422.00)	6,000.00
619.93	1,091.67	471.74	43791-030 POOL SUPPLIES - ASSOCIATION	12,722.52	10,916.70	(1,805.82)	13,100.00
.00	262.50	262.50	43792-030 BULBS/FUSES/FIX - ASSOCIATIO	3,521.66	2,625.00	(896.66)	3,150.00
64.74	208.33	143.59	43806-030 FIRE EQUIP. MAINT - ASSOCIAT	728.66	2,083.30	1,354.64	2,500.00
704.22	1,666.67	962.45	43809-030 MAINTENANCE SUPPLIES - ASSOC	15,927.35	16,666.70	739.35	20,000.00
.00	83.33	83.33	43811-030 PAINT SUPPLIES - ASSOCIATION	1,833.83	833.30	(1,000.53)	1,000.00
.00	2,083.33	2,083.33	43817-030 LANDSCAPE REPLACEMEN -COMMON	28,610.00	20,833.30	(7,776.70)	25,000.00
.00	125.00	125.00	43824-030 ELECTRICAL SUPPLIES	1,962.42	1,250.00	(712.42)	1,500.00
.00	83.33	83.33	43826-030 HOUSEKEEPING EQUIPMENT	736.21	833.30	97.09	1,000.00

BISCAYNE COVE CONDO ASSN.
INCOME/EXPENSE STATEMENT
 Sub-account: 030 ASSOCIATION - COMMON AREA
 Period: 10/01/18 to 10/31/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
.00	83.33	83.33	43828-030 PLUMBING SUPPLIES	.00	833.30	833.30	1,000.00
.00	150.00	150.00	43835-030 SECURITY EQUIPMENT - COMMON	3,595.20	1,500.00	(2,095.20)	1,800.00
.00	125.00	125.00	43852-030 COMMUNICATION EQUIP-COMMON	1,591.12	1,250.00	(341.12)	1,500.00
.00	8.33	8.33	43858-030 MISC EXPENSE ASSOC.	(16.00)	83.30	99.30	100.00
.00	208.33	208.33	43869-030 EMERGENCY EQUIP MAINT-COMMON	1,191.65	2,083.30	891.65	2,500.00
.00	166.67	166.67	43872-030 ELECTRON.EQUIP & REP - COMMO	1,875.42	1,666.70	(208.72)	2,000.00
812.88	858.33	45.45	43890-030 POOL FURNITURE - COMMON	4,929.92	8,583.30	3,653.38	10,300.00
<u>2,201.77</u>	<u>7,845.82</u>	<u>5,644.05</u>	PROPERTY OPERATIONS	<u>85,648.60</u>	<u>78,458.20</u>	<u>(7,190.40)</u>	<u>94,150.00</u>
PROFESSIONAL SERVICES							
59.11	4,166.67	4,107.56	43808-030 OUTSIDE CONTRACTOR - ASSOCIA	10,501.80	41,666.70	31,164.90	50,000.00
.00	125.00	125.00	43814-030 OUTSIDE PLUMBER - ASSOCIATIO	.00	1,250.00	1,250.00	1,500.00
.00	125.00	125.00	43815-030 OUTSIDE ELECTRICAL CONTRACTO	1,928.35	1,250.00	(678.35)	1,500.00
.00	125.00	125.00	43816-030 COOLING MAINTENANCE	560.00	1,250.00	690.00	1,500.00
.00	250.00	250.00	43818-030 OUTSIDE LABOR	2,108.17	2,500.00	391.83	3,000.00
220.00	125.00	(95.00)	43819-030 ENGINEER CONSULTANT - ASSOCI	220.00	1,250.00	1,030.00	1,500.00
525.00	1,500.00	975.00	43840-030 ACCOUNTING SERVICES-COMMON	11,916.74	15,000.00	3,083.26	18,000.00
3,097.40	3,666.67	569.27	43841-030 LEGAL - ASSOCIATION-COMMON	26,493.94	36,666.70	10,172.76	44,000.00
(204.00)	100.00	304.00	43842-030 PROFESSIONAL FEE/RES STUDY	500.00	1,000.00	500.00	1,200.00
1,354.35	1,500.00	145.65	43843-030 COMPUTER MAINT/SUPPORTQ	17,129.30	15,000.00	(2,129.30)	18,000.00
(342.00)	125.00	467.00	43844-030 GUARD HOUSE EXPENSES	758.42	1,250.00	491.58	1,500.00
<u>4,709.86</u>	<u>11,808.34</u>	<u>7,098.48</u>	PROFESSIONAL SERVICES	<u>72,116.72</u>	<u>118,083.40</u>	<u>45,966.68</u>	<u>141,700.00</u>
CONTRACTED SERVICES							
1,502.96	1,041.67	(461.29)	43757-030 OFFICE EQUIPMENT CONT/LEASE	10,132.42	10,416.70	284.28	12,500.00
370.48	350.00	(20.48)	43778-030 WASTE REMOVAL - ASSOCIATION	3,521.98	3,500.00	(21.98)	4,200.00
700.00	416.67	(283.33)	43786-030 PEST CONTROL - ASSOCIATION	4,950.00	4,166.70	(783.30)	5,000.00
1,800.00	2,083.33	283.33	43812-030 LANDSCAPE MAINT - ASSOCIATIO	18,000.00	20,833.30	2,833.30	25,000.00
<u>4,373.44</u>	<u>3,891.67</u>	<u>(481.77)</u>	CONTRACTED SERVICES	<u>36,604.40</u>	<u>38,916.70</u>	<u>2,312.30</u>	<u>46,700.00</u>
UTILITIES							
803.06	833.33	30.27	43750-030 TELEPHONE-ASSOCIATION	8,064.72	8,333.30	268.58	10,000.00
233.68	184.00	(49.68)	43753-030 TELEPHONE - CELLULAR	2,336.74	1,840.00	(496.74)	2,208.00
502.46	500.00	(2.46)	43775-030 ELECTRIC - COMMON AREA	4,568.97	5,000.00	431.03	6,000.00
101.83	591.67	489.84	43776-030 GAS/FUELOIL	6,791.15	5,916.70	(874.45)	7,100.00
.00	.00	.00	43777-030 A/C WATER TREATMENT	(422.49)	.00	422.49	.00
<u>1,641.03</u>	<u>2,109.00</u>	<u>467.97</u>	UTILITIES	<u>21,339.09</u>	<u>21,090.00</u>	<u>(249.09)</u>	<u>25,308.00</u>
OTHER EXPENSES							
100,271.79	95,750.00	(4,521.79)	43876-030 PAYROLL - COMMON	1,001,794.38	957,500.00	(44,294.38)	1,149,000.00
3,087.00	2,583.33	(503.67)	43822-030 WORKMEN COMPENSATION INSURAN	28,372.00	25,833.30	(2,538.70)	31,000.00
16,199.30	12,583.33	(3,615.97)	43680-030 HEALTH INSURANCE - AS	137,638.36	125,833.30	(11,805.06)	151,000.00
500.00	416.67	(83.33)	43676-030 SUTA EXPENSE - ASSOCIATION -	2,500.00	4,166.70	1,666.70	5,000.00
.00	1,666.67	1,666.67	43618-030 OTHER PAY - ASSOCIATION - CO	.00	16,666.70	16,666.70	20,000.00
(13,556.85)	.00	13,556.85	49000-030 ASSOCIATION COMMON FUNDING	(38,677.49)	.00	38,677.49	.00
30,030.78	.00	(30,030.78)	49010-030 CLIPPER INSURANCE FUNDING	305,165.89	.00	(305,165.89)	.00
27,587.18	.00	(27,587.18)	49020-030 TOWER INSURANCE FUNDING	281,367.89	.00	(281,367.89)	.00
.00	833.33	833.33	49395-030 SPECIAL PROJECT ASSO.	5,201.60	8,333.30	3,131.70	10,000.00

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BISCAYNE COVE CONDO ASSN.
INCOME/EXPENSE STATEMENT
 Sub-account: 030 ASSOCIATION - COMMON AREA
 Period: 10/01/18 to 10/31/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
164,119.20	113,833.33	(50,285.87)	TOTAL OTHER EXPENSES	1,723,362.63	1,138,333.30	(585,029.33)	1,366,000.00
RESERVE CONTRIBUTION							
.00	.00	.00	TOTAL RESERVE TRANSFER	.00	.00	.00	.00
182,953.11	148,468.48	(34,484.63)	TOTAL EXPENSE WITH RESERVES	2,017,301.31	1,484,684.81	(532,616.50)	1,781,621.53
.00	(.02)	.02	CURRENT YEAR INCOME/LOSS	.00	(.21)	.21	.00
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