

**BISCAYNE COVE CONDO ASSN.**  
 Balance Sheet  
 Sub-account: 020 BISCAYNE COVE-TOWER  
 As of 08/31/18

		ASSETS	
11001-020	PETTY CASH-TOWER	\$	223.00
11005-020	POPULAR COMM S/A-TOWER 9831		247,991.40
11011-020	M/M COMMUNITY POPULAR TOWER		54,471.44
11029-020	CITY NATIONAL RESVS - TOWER		260,835.74
11030-020	COCONUT GROVE TOWER-ESCROW.		150,217.67
11033-020	BANCO POPULAR TOWER #0408		277,447.43
11035-020	WELLS FARGO TOWER RESERVES		247,152.80
	<b>TOTAL CASH</b>	\$	<b>1,238,339.48</b>
11301-020	A/R MAINTENANCE-TOWER	\$	24,562.37
11302-020	A/R SPECIAL ASSESSMENT-TOWER		6,902.00
11407-020	ALLOWANCE BAD/DEBTS-TOWER		(37,764.71)
	<b>TOTAL ACCOUNTS RECEIVABLE</b>	\$	<b>(6,300.34)</b>
OTHER ASSETS			
11410-020	PREPAID EXPENSE - TOWER	\$	1,873.38
11411-020	PREPAID INSURANCE-TOWER		231,190.22
11414-020	CAPITAL ASSET GATE		229,552.00
11418-020	LAUNDRY EQUIPMENT-TOWER		69,751.16
11424-020	ACCUMULATED DEP-TOWER		(63,463.00)
	<b>TOTAL OTHER ASSETS</b>	\$	<b>468,903.76</b>
	<b>TOTAL ASSETS</b>	\$	<b>1,700,942.90</b>
LIABILITIES & EQUITY			
LIABILITIES:			
21004-020	ACCRUED EXPENSE - TOWER	\$	10,943.00
21024-020	INSURANCE NOTE		231,190.25
	<b>TOTAL ACCOUNTS PAYABLE &amp; LOANS</b>	\$	<b>242,133.25</b>
22050-020	2018 S/A EXPENSE - TOWER	\$	(134,137.20)
21009-020	PREPAID MAINTENANCE-TOWER		159,697.30
	<b>TOTAL PREPAID &amp; DEFERRED</b>	\$	<b>25,560.10</b>
21016-020	ESCROW-RENTERS-TOWER	\$	150,391.96
21111-020	ESCROW-RENTERS ADJUSTMENT		(828.14)
	<b>TOTAL ESCROW LIABILITY</b>	\$	<b>149,563.82</b>
	<b>TOTAL A/C REPAIR PROJECT</b>	\$	<b>.00</b>

Run Date: 09/19/18  
Run Time: 03:00 PM

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As of 08/31/18

TOTAL LIABILITIES		\$	417,257.17
SPECIAL ASSESSMENT-GARAGE/PLAZA			
21017-020	S/A-GARAGE/PLAZA INCOME	\$	1,026,916.02
21019-020	GARAGE S/A EXPENSE-TOWER		(1,025,080.40)
21021-020	DEFERRED S/A-GARAGE		(231,740.00)
TOTAL S/A GARAGE/PLAZA		\$	(229,904.38)
RESERVES:			
23031-020	ELEVATOR RESERVE	\$	56,211.98
23037-020	FURNITURE, FIXTURES & EQUIPMENT		10,637.43
23039-020	PAINT BUILDING EXTERIORS RES.		29,112.50
23055-020	INTERIOR RENOVATION RESERVE		10,786.17
23078-020	MECHANICAL EQUIPMENT RESERVE		45,074.00
23079-020	PLUMBING RESERVES		86,141.99
23080-020	SITE IMPROVEMENT RESERVE		21,588.59
23086-020	HVAC PUMPS REPLACE. RESERVE		82,472.42
23088-020	SWIMMING POOL RESERVE		4,726.40
23089-020	REC DECK		34,304.70
23090-020	PAVEMENT RESERVE		41,200.00
23094-020	ROOF COVER REPLACE RESERVE		22,275.28
24002-020	TENNIS/HANDBALL COURTS RESURF.		26,015.14
24105-020	SECURITY RESERVES -TOWER		19,965.87
24999-020	INTEREST INC RESERVES-TOWER		17,476.35
TOTAL RESERVES		\$	507,988.82
MONEY MARKET			
25101-020	MONEY MARKET EXPENSE TOWER	\$	64,133.08
TOTAL MONEY MARKET		\$	64,133.08
EQUITY:			
27000-020	FUND BALANCE-TOWER	\$	1,270,436.23
27100-020	EQUITY COST CENTER		(249,558.77)
27200-020	PRIOR PERIOD ADJUSTMENT		(97,160.63)
	Current Year Net Income/ (Loss)		17,751.38
TOTAL EQUITY		\$	1,005,601.29
TOTAL LIABILITIES & EQUITY		\$	1,700,942.90

**BISCAYNE COVE CONDO ASSN.**  
**INCOME/EXPENSE STATEMENT**  
 Sub-account: 020 BISCAYNE COVE-TOWER  
 Period: 08/01/18 to 08/31/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME</b>							
146,915.09	146,971.21	(56.12)	36001-020 MAINTENANCE-TOWER	1,175,320.72	1,175,769.68	(448.96)	1,763,654.48
35.84	1,750.00	(1,714.16)	36002-020 OTHER INCOME-TOWER	6,945.54	14,000.00	(7,054.46)	21,000.00
.00	416.67	(416.67)	36003-020 OWNERS LEGAL EXPENSES-TOWER	2,960.00	3,333.36	(373.36)	5,000.00
25.00	83.33	(58.33)	36004-020 MISC. OWNER CHARGES-TOWER	40.34	666.64	(626.30)	1,000.00
.00	83.33	(83.33)	36006-020 INTEREST INC OWNERS-TOWER	17.39	666.64	(649.25)	1,000.00
225.00	150.00	75.00	36007-020 LATE CHARGES OWNERS-TOWER	1,525.00	1,200.00	325.00	1,800.00
.00	54.17	(54.17)	36008-020 VENDING MACHINE INC-TOWER	1,002.80	433.36	569.44	650.00
687.00	916.67	(229.67)	36009-020 SCREENING FEES-TOWER	5,754.00	7,333.36	(1,579.36)	11,000.00
265.63	416.67	(151.04)	36010-020 MOVE INS-OUTS TOWER	3,540.62	3,333.36	207.26	5,000.00
2,104.95	3,916.67	(1,811.72)	36011-020 LAUNDRY INCOME-TOWER	19,669.60	31,333.36	(11,663.76)	47,000.00
385.00	100.00	285.00	36012-020 KEY FOBS-TOWER	1,820.00	800.00	1,020.00	1,200.00
650.00	700.00	(50.00)	36014-020 WORK ORDERS-TOWER	5,377.61	5,600.00	(222.39)	8,400.00
3,302.00	3,250.00	52.00	36016-020 VALET PARKING INCOME-TOWER	27,336.50	26,000.00	1,336.50	39,000.00
5.09	4.17	.92	36023-020 INTEREST INC OPERATING-TOWER	45.95	33.36	12.59	50.00
.00	16.67	(16.67)	36025-020 PARTY ROOM CLEANUP-TOWER	.00	133.36	(133.36)	200.00
6,250.00	6,250.00	.00	36026-020 RESERVE NCOME	50,000.00	50,000.00	.00	75,000.00
<u>160,850.60</u>	<u>165,079.56</u>	<u>(4,228.96)</u>	<b>TOTAL INCOME</b>	<u>1,301,356.07</u>	<u>1,320,636.48</u>	<u>(19,280.41)</u>	<u>1,980,954.48</u>
<b>EXPENSES</b>							
<b>GENERAL &amp; ADMINISTRATIVE</b>							
(145.91)	83.33	229.24	43754-020 OFFICE EXPENSES-TOWER	(938.41)	666.64	1,605.05	1,000.00
401.25	833.33	432.08	43830-020 OWNER'S DAMAGE CLAIMS-TOWER	5,768.19	6,666.64	898.45	10,000.00
833.30	833.33	.03	43862-020 BAD DEBTS-TOWER	5,833.10	6,666.64	833.54	10,000.00
<u>1,088.64</u>	<u>1,749.99</u>	<u>661.35</u>	<b>GENERAL &amp; ADMINISTRATIV</b>	<u>10,662.88</u>	<u>13,999.92</u>	<u>3,337.04</u>	<u>21,000.00</u>
<b>INSURANCE</b>							
3,451.01	3,516.79	65.78	43820-020 GENERAL LIABILTY-TOWER	26,052.98	28,134.32	2,081.34	42,201.43
3,751.67	4,347.70	596.03	43821-020 FLOOD INSURANCE-TOWER	29,370.41	34,781.60	5,411.19	52,172.40
16,618.05	20,248.68	3,630.63	43823-020 WINDSTORM INSURANCE	141,870.60	161,989.44	20,118.84	242,984.21
299.10	299.17	.07	53822-020 UMBRELLA - TOWER	2,321.55	2,393.36	71.81	3,590.07
191.63	197.27	5.64	53824-020 BOILER INSURANCE - TOWER	1,514.29	1,578.16	63.87	2,367.23
351.79	282.77	(69.02)	53825-020 DIRECTORS & OFFRS. - TOWER	2,340.67	2,262.16	(78.51)	3,393.22
99.56	104.54	4.98	53826-020 FIDELITY - TOWER	796.48	836.32	39.84	1,254.48
925.00	965.07	40.07	53828-020 GLASS INSURANCE-TOWER	7,400.00	7,720.56	320.56	11,580.80
<u>25,687.81</u>	<u>29,961.99</u>	<u>4,274.18</u>	<b>INSURANCE</b>	<u>211,666.98</u>	<u>239,695.92</u>	<u>28,028.94</u>	<u>359,543.84</u>
<b>PROPERTY OPERATIONS</b>							
458.74	931.67	472.93	43789-020 JANITORIAL SUPPLIES-TOWER	6,179.45	7,453.36	1,273.91	11,180.00
2,477.41	583.33	(1,894.08)	43806-020 FIRE EQUIP.MAINT-TOWER	7,708.31	4,666.64	(3,041.67)	7,000.00
.00	208.33	208.33	43809-020 MAINTENANCE SUPPLIES-TOWER	3,706.76	1,666.64	(2,040.12)	2,500.00
.00	50.00	50.00	43811-020 PAINT SUPPLIES-TOWER	297.00	400.00	103.00	600.00
.00	41.67	41.67	43828-020 PLUMBING SUPPLIES	148.56	333.36	184.80	500.00
.00	125.00	125.00	43835-020 SECURITY EQUIP.-TOWER	2,401.10	1,000.00	(1,401.10)	1,500.00
.00	125.00	125.00	43857-020 MISC-EXPENSE-WAHSER/DRYERS R	.00	1,000.00	1,000.00	1,500.00

**BISCAYNE COVE CONDO ASSN.**  
**INCOME/EXPENSE STATEMENT**  
 Sub-account: 020 BISCAYNE COVE-TOWER  
 Period: 08/01/18 to 08/31/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
.00	8.33	8.33	43858-020 MISC EXPENSE TOWER	.00	66.64	66.64	100.00
65.00	125.00	60.00	43869-020 EMERGENCY EQUIP MAINT.-TOWER	1,126.90	1,000.00	(126.90)	1,500.00
424.00	166.67	(257.33)	43885-020 GYM EQUIPMENT - TOWER	1,955.00	1,333.36	(621.64)	2,000.00
<u>3,425.15</u>	<u>2,365.00</u>	<u>(1,060.15)</u>	<b>PROPERTY OPERATIONS</b>	<u>23,523.08</u>	<u>18,920.00</u>	<u>(4,603.08)</u>	<u>28,380.00</u>
<b>PROFESSIONAL SERVICES</b>							
285.00	1,041.67	756.67	43793-020 OUTSIDE AIR COND.CONTRACTOR	3,504.00	8,333.36	4,829.36	12,500.00
.00	166.67	166.67	43808-020 OUTSIDE CONTRACTOR-TOWER	5,134.27	1,333.36	(3,800.91)	2,000.00
.00	208.33	208.33	43814-020 OUTSIDE PLUMB/CONTRACT-TOWER	1,595.00	1,666.64	71.64	2,500.00
.00	150.00	150.00	43815-020 OUTSIDE ELECTRICAL CONTRACTO	1,683.23	1,200.00	(483.23)	1,800.00
.00	258.33	258.33	43816-020 COOLING TOWER MAINT.-TOWER	3,363.00	2,066.64	(1,296.36)	3,100.00
.00	250.00	250.00	43818-020 OUTSIDE LABOR	3,799.64	2,000.00	(1,799.64)	3,000.00
.00	875.00	875.00	43819-020 ENGINEER CONSULTANTS-TOWER	1,200.00	7,000.00	5,800.00	10,500.00
571.99	528.33	(43.66)	43841-020 LEGAL-TOWER	6,752.34	4,226.64	(2,525.70)	6,340.00
<u>856.99</u>	<u>3,478.33</u>	<u>2,621.34</u>	<b>PROFESSIONAL SERVICES</b>	<u>27,031.48</u>	<u>27,826.64</u>	<u>795.16</u>	<u>41,740.00</u>
<b>CONTRACTED SERVICES</b>							
2,382.71	1,666.67	(716.04)	43778-020 WASTE REMOVAL-TOWER	15,395.27	13,333.36	(2,061.91)	20,000.00
325.00	325.00	.00	43795-020 A/C WATER TREATMENT-TOWER	2,600.00	2,600.00	.00	3,900.00
646.60	716.67	70.07	43786-020 PEST CONTROL-TOWER	5,172.80	5,733.36	560.56	8,600.00
4,442.78	2,083.33	(2,359.45)	43801-020 ELEVATOR-TOWER	20,438.23	16,666.64	(3,771.59)	25,000.00
10,097.08	10,053.12	(43.96)	43836-020 CABLE TV-TOWER	86,685.65	80,424.96	(6,260.69)	120,637.44
13,440.32	13,500.00	59.68	43855-020 VALET PARKING CONTR.-TOWER	107,300.56	108,000.00	699.44	162,000.00
<u>31,334.49</u>	<u>28,344.79</u>	<u>(2,989.70)</u>	<b>CONTRACTED SERVICES</b>	<u>237,592.51</u>	<u>226,758.32</u>	<u>(10,834.19)</u>	<u>340,137.44</u>
<b>UTILITIES</b>							
75.17	62.50	(12.67)	43750-020 TELEPHONE-TOWER	601.28	500.00	(101.28)	750.00
10,943.34	11,000.00	56.66	43775-020 ELECTRICITY-TOWER	78,564.81	88,000.00	9,435.19	132,000.00
1,210.88	1,333.33	122.45	43776-020 GAS EXPENSE-TOWER	11,667.51	10,666.64	(1,000.87)	16,000.00
9,950.51	8,916.67	(1,033.84)	43777-020 WATER EXPENSES-TOWER	74,361.30	71,333.36	(3,027.94)	107,000.00
3,778.30	3,500.00	(278.30)	43779-020 SEWER EXPENSES-TOWER	34,600.82	28,000.00	(6,600.82)	42,000.00
<u>25,958.20</u>	<u>24,812.50</u>	<u>(1,145.70)</u>	<b>UTILITIES</b>	<u>199,795.72</u>	<u>198,500.00</u>	<u>(1,295.72)</u>	<u>297,750.00</u>
<b>OTHER EXPENSES</b>							
.00	233.33	233.33	43875-020 CONTINGENCY FUND-TOWER	.00	1,866.64	1,866.64	2,800.00
55,094.39	66,216.93	11,122.54	49000-020 TOWER - COMMON AREA FUNDING	522,476.04	529,735.44	7,259.40	794,603.20
.00	1,666.67	1,666.67	49395-020 SPECIAL PROJECT	856.00	13,333.36	12,477.36	20,000.00
<u>55,094.39</u>	<u>68,116.93</u>	<u>13,022.54</u>	<b>TOTAL OTHER EXPENSES</b>	<u>523,332.04</u>	<u>544,935.44</u>	<u>21,603.40</u>	<u>817,403.20</u>
<b>RESERVE CONTRIBUTION</b>							
6,250.00	6,250.00	.00	43874-020 TRANSFER TO RESERVE-TOWER	50,000.00	50,000.00	.00	75,000.00
<u>6,250.00</u>	<u>6,250.00</u>	<u>.00</u>	<b>TOTAL RESERVE TRANSFER</b>	<u>50,000.00</u>	<u>50,000.00</u>	<u>.00</u>	<u>75,000.00</u>
<u>149,695.67</u>	<u>165,079.53</u>	<u>15,383.86</u>	<b>TOTAL EXPENSE WITH RESERVES</b>	<u>1,283,604.69</u>	<u>1,320,636.24</u>	<u>37,031.55</u>	<u>1,980,954.48</u>
<u>11,154.93</u>	<u>.03</u>	<u>11,154.90</u>	<b>CURRENT YEAR INCOME/LOSS</b>	<u>17,751.38</u>	<u>.24</u>	<u>17,751.14</u>	<u>.00</u>