

**BISCAYNE COVE CONDO ASSN.**  
 Balance Sheet  
 Sub-account: 020 BISCAYNE COVE-TOWER  
 As of 10/31/18

**ASSETS**

11001-020	PETTY CASH-TOWER	\$	223.00	
11005-020	POPULAR COMM S/A-TOWER 9831		221,926.25	
11011-020	M/M COMMUNITY POPULAR TOWER		54,489.65	
11029-020	CITY NATIONAL RESVS - TOWER		249,218.53	
11030-020	COCONUT GROVE TOWER-ESCROW.		156,592.67	
11033-020	BANCO POPULAR TOWER #0408		292,183.79	
11035-020	WELLS FARGO TOWER RESERVES		239,706.36	

TOTAL CASH	\$	1,214,340.25
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11301-020	A/R MAINTENANCE-TOWER	\$	26,520.67	
11302-020	A/R SPECIAL ASSESSMENT-TOWER		7,909.11	
11407-020	ALLOWANCE BAD/DEBTS-TOWER		(39,431.31)	

TOTAL ACCOUNTS RECEIVABLE	\$	(5,001.53)
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OTHER ASSETS

11410-020	PREPAID EXPENSE - TOWER	\$	4,031.76	
11411-020	PREPAID INSURANCE-TOWER		179,814.60	
11414-020	CAPITAL ASSET GATE		229,552.00	
11418-020	LAUNDRY EQUIPMENT-TOWER		69,751.16	
11424-020	ACCUMULATED DEP-TOWER		(63,463.00)	

TOTAL OTHER ASSETS	\$	419,686.52
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TOTAL ASSETS	\$	1,629,025.24
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**LIABILITIES & EQUITY**

LIABILITIES:

21004-020	ACCRUED EXPENSE - TOWER	\$	10,762.00	
21024-020	INSURANCE NOTE		179,814.65	

TOTAL ACCOUNTS PAYABLE & LOANS	\$	190,576.65
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22050-020	2018 S/A EXPENSE - TOWER	\$	(134,137.20)	
21009-020	PREPAID MAINTENANCE-TOWER		137,594.30	
	TOTAL PREPAID & DEFERRED	\$	3,457.10	

21016-020	ESCROW-RENTERS-TOWER	\$	156,766.96	
21111-020	ESCROW-RENTERS ADJUSTMENT		(828.14)	

TOTAL ESCROW LIABILITY	\$	155,938.82
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TOTAL A/C REPAIR PROJECT	\$	.00
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Run Date: 11/19/18

Run Time: 09:05 AM

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Sub-account: 020 BISCAYNE COVE-TOWER  
As of 10/31/18

TOTAL LIABILITIES \$ 349,972.57

SPECIAL ASSESSMENT-GARAGE/PLAZA

21017-020	S/A-GARAGE/PLAZA INCOME	\$ 1,120,272.02	
21018-020	GARAGE S/A INTEREST EXPENSE	(6,739.40)	
21019-020	GARAGE S/A EXPENSE-TOWER	(1,074,620.21)	
21021-020	DEFERRED S/A-GARAGE	(231,740.00)	
	TOTAL S/A GARAGE/PLAZA	\$	(192,827.59)

RESERVES:

23031-020	ELEVATOR RESERVE	\$ 45,339.48	
23037-020	FURNITURE, FIXTURES & EQUIPMENT	10,818.67	
23039-020	PAINT BUILDING EXTERIORS RES.	30,362.50	
23055-020	INTERIOR RENOVATION RESERVE	11,098.67	
23078-020	MECHANICAL EQUIPMENT RESERVE	39,172.00	
23079-020	PLUMBING RESERVES	88,641.99	
23080-020	SITE IMPROVEMENT RESERVE	22,338.59	
23086-020	HVAC PUMPS REPLACE. RESERVE	72,417.66	
23088-020	SWIMMING POOL RESERVE	5,018.90	
23089-020	REC DECK	34,642.20	
23090-020	PAVEMENT RESERVE	42,112.50	
23094-020	ROOF COVER REPLACE RESERVE	22,569.04	
24002-020	TENNIS/HANDBALL COURTS RESURF.	26,435.14	
24105-020	SECURITY RESERVES -TOWER	20,278.37	
24999-020	INTEREST INC RESERVES-TOWER	17,679.46	
	TOTAL RESERVES	\$	488,925.17

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	(299,288.45)	
27200-020	PRIOR PERIOD ADJUSTMENT	(97,160.63)	
	Current Year Net Income/(Loss)	44,834.86	
	TOTAL EQUITY	\$	982,955.09

TOTAL LIABILITIES & EQUITY \$ 1,629,025.24

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**BISCAYNE COVE CONDO ASSN.**  
**INCOME/EXPENSE STATEMENT**  
Sub-account: 020 BISCAYNE COVE-TOWER  
Period: 10/01/18 to 10/31/18

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	1,469,150.90	1,469,712.10	(561.20)	1,763,654.48
657.83	1,750.00	(1,092.17)	36002-020 OTHER INCOME-TOWER	7,645.21	17,500.00	(9,854.79)	21,000.00
367.50	416.67	(49.17)	36003-020 OWNERS LEGAL EXPENSES-TOWER	3,327.50	4,166.70	(839.20)	5,000.00
15.34	83.33	(67.99)	36004-020 MISC. OWNER CHARGES-TOWER	55.68	833.30	(777.62)	1,000.00
119.82	83.33	36.49	36006-020 INTEREST INC OWNERS-TOWER	137.21	833.30	(696.09)	1,000.00
225.00	150.00	75.00	36007-020 LATE CHARGES OWNERS-TOWER	1,900.00	1,500.00	400.00	1,800.00
133.80	54.17	79.63	36008-020 VENDING MACHINE INC-TOWER	1,136.60	541.70	594.90	650.00
1,300.00	916.67	383.33	36009-020 SCREENING FEES-TOWER	7,804.00	9,166.70	(1,362.70)	11,000.00
250.00	416.67	(166.67)	36010-020 MOVE INS-OUTS TOWER	4,040.62	4,166.70	(126.08)	5,000.00
2,564.95	3,916.67	(1,351.72)	36011-020 LAUNDRY INCOME-TOWER	22,099.50	39,166.70	(17,067.20)	47,000.00
245.00	100.00	145.00	36012-020 KEY FOBS-TOWER	2,310.00	1,000.00	1,310.00	1,200.00
461.62	700.00	(238.38)	36014-020 WORK ORDERS-TOWER	7,314.23	7,000.00	314.23	8,400.00
3,130.50	3,250.00	(119.50)	36016-020 VALET PARKING INCOME-TOWER	35,375.00	32,500.00	2,875.00	39,000.00
5.38	4.17	1.21	36023-020 INTEREST INC OPERATING-TOWER	55.93	41.70	14.23	50.00
.00	16.67	(16.67)	36025-020 PARTY ROOM CLEANUP-TOWER	.00	166.70	(166.70)	200.00
6,250.00	6,250.00	.00	36026-020 RESERVE NCOME	62,500.00	62,500.00	.00	75,000.00
<u>162,641.83</u>	<u>165,079.56</u>	<u>(2,437.73)</u>	<b>TOTAL INCOME</b>	<u>1,624,852.38</u>	<u>1,650,795.60</u>	<u>(25,943.22)</u>	<u>1,980,954.48</u>
<b>EXPENSES</b>							
<b>GENERAL &amp; ADMINISTRATIVE</b>							
(130.91)	83.33	214.24	43754-020 OFFICE EXPENSES-TOWER	(1,324.10)	833.30	2,157.40	1,000.00
.00	833.33	833.33	43830-020 OWNER'S DAMAGE CLAIMS-TOWER	11,403.40	8,333.30	(3,070.10)	10,000.00
833.30	833.33	.03	43862-020 BAD DEBTS-TOWER	7,499.70	8,333.30	833.60	10,000.00
<u>702.39</u>	<u>1,749.99</u>	<u>1,047.60</u>	<b>GENERAL &amp; ADMINISTRATIVE</b>	<u>17,579.00</u>	<u>17,499.90</u>	<u>(79.10)</u>	<u>21,000.00</u>
<b>INSURANCE</b>							
3,451.01	3,516.79	65.78	43820-020 GENERAL LIABILITY-TOWER	32,955.00	35,167.90	2,212.90	42,201.43
3,751.67	4,347.70	596.03	43821-020 FLOOD INSURANCE-TOWER	36,873.75	43,477.00	6,603.25	52,172.40
16,618.05	20,248.68	3,630.63	43823-020 WINDSTORM INSURANCE	175,106.70	202,486.80	27,380.10	242,984.21
299.10	299.17	.07	53822-020 UMBRELLA - TOWER	2,919.75	2,991.70	71.95	3,590.07
191.63	197.27	5.64	53824-020 BOILER INSURANCE - TOWER	1,897.55	1,972.70	75.15	2,367.23
351.79	282.77	(69.02)	53825-020 DIRECTORS & OFRS. - TOWER	3,044.25	2,827.70	(216.55)	3,393.22
99.56	104.54	4.98	53826-020 FIDELITY - TOWER	995.60	1,045.40	49.80	1,254.48
925.00	965.07	40.07	53828-020 GLASS INSURANCE-TOWER	9,250.00	9,650.70	400.70	11,580.80
<u>25,687.81</u>	<u>29,961.99</u>	<u>4,274.18</u>	<b>INSURANCE</b>	<u>263,042.60</u>	<u>299,619.90</u>	<u>36,577.30</u>	<u>359,543.84</u>
<b>PROPERTY OPERATIONS</b>							
907.31	931.67	24.36	43789-020 JANITORIAL SUPPLIES-TOWER	7,796.07	9,316.70	1,520.63	11,180.00
276.60	583.33	306.73	43806-020 FIRE EQUIP.MAINT-TOWER	7,984.91	5,833.30	(2,151.61)	7,000.00
.00	208.33	208.33	43809-020 MAINTENANCE SUPPLIES-TOWER	3,706.76	2,083.30	(1,623.46)	2,500.00
298.04	50.00	(248.04)	43811-020 PAINT SUPPLIES-TOWER	595.04	500.00	(95.04)	600.00
.00	41.67	41.67	43828-020 PLUMBING SUPPLIES	148.56	416.70	268.14	500.00
.00	125.00	125.00	43835-020 SECURITY EQUIP. -TOWER	2,401.10	1,250.00	(1,151.10)	1,500.00
58.68	125.00	66.32	43857-020 MISC-EXPENSE-WASHER/DRYERS R	58.68	1,250.00	1,191.32	1,500.00

**BISCAYNE COVE CONDO ASSN.**  
**INCOME/EXPENSE STATEMENT**  
 Sub-account: 020 BISCAYNE COVE-TOWER  
 Period: 10/01/18 to 10/31/18

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	83.30	83.30	100.00
220.00	125.00	(95.00)	43869-020 EMERGENCY EQUIP MAINT.-TOWER	1,346.90	1,250.00	(96.90)	1,500.00
.00	166.67	166.67	43885-020 GYM EQUIPMENT - TOWER	1,955.00	1,666.70	(288.30)	2,000.00
<u>1,760.63</u>	<u>2,365.00</u>	<u>604.37</u>	<b>PROPERTY OPERATIONS</b>	<u>25,993.02</u>	<u>23,650.00</u>	<u>(2,343.02)</u>	<u>28,380.00</u>
<b>PROFESSIONAL SERVICES</b>							
.00	1,041.67	1,041.67	43793-020 OUTSIDE AIR COND.CONTRACTOR	3,789.00	10,416.70	6,627.70	12,500.00
.00	166.67	166.67	43808-020 OUTSIDE CONTRACTOR-TOWER	5,134.27	1,666.70	(3,467.57)	2,000.00
.00	208.33	208.33	43814-020 OUTSIDE PLUMB/CONTRACT-TOWER	1,952.00	2,083.30	131.30	2,500.00
499.54	150.00	(349.54)	43815-020 OUTSIDE ELECTRICAL CONTRACTO	2,182.77	1,500.00	(682.77)	1,800.00
.00	258.33	258.33	43816-020 COOLING TOWER MAINT.-TOWER	3,363.00	2,583.30	(779.70)	3,100.00
.00	250.00	250.00	43818-020 OUTSIDE LABOR	3,799.64	2,500.00	(1,299.64)	3,000.00
.00	875.00	875.00	43819-020 ENGINEER CONSULTANTS-TOWER	1,200.00	8,750.00	7,550.00	10,500.00
247.91	528.33	280.42	43841-020 LEGAL-TOWER	7,319.25	5,283.30	(2,035.95)	6,340.00
<u>747.45</u>	<u>3,478.33</u>	<u>2,730.88</u>	<b>PROFESSIONAL SERVICES</b>	<u>28,739.93</u>	<u>34,783.30</u>	<u>6,043.37</u>	<u>41,740.00</u>
<b>CONTRACTED SERVICES</b>							
2,017.16	1,666.67	(350.49)	43778-020 WASTE REMOVAL-TOWER	19,176.20	16,666.70	(2,509.50)	20,000.00
325.00	325.00	.00	43795-020 A/C WATER TREATMENT-TOWER	3,250.00	3,250.00	.00	3,900.00
646.60	716.67	70.07	43786-020 PEST CONTROL-TOWER	6,466.00	7,166.70	700.70	8,600.00
2,586.75	2,083.33	(503.42)	43801-020 ELEVATOR-TOWER	27,146.76	20,833.30	(6,313.46)	25,000.00
10,097.08	10,053.12	(43.96)	43836-020 CABLE TV-TOWER	106,879.81	100,531.20	(6,348.61)	120,637.44
13,440.32	13,500.00	59.68	43855-020 VALET PARKING CONTR.-TOWER	134,107.20	135,000.00	892.80	162,000.00
<u>29,112.91</u>	<u>28,344.79</u>	<u>(768.12)</u>	<b>CONTRACTED SERVICES</b>	<u>297,025.97</u>	<u>283,447.90</u>	<u>(13,578.07)</u>	<u>340,137.44</u>
<b>UTILITIES</b>							
75.43	62.50	(12.93)	43750-020 TELEPHONE-TOWER	752.14	625.00	(127.14)	750.00
10,761.60	11,000.00	238.40	43775-020 ELECTRICITY-TOWER	99,582.92	110,000.00	10,417.08	132,000.00
1,319.10	1,333.33	14.23	43776-020 GAS EXPENSE-TOWER	14,206.70	13,333.30	(873.40)	16,000.00
7,932.23	8,916.67	984.44	43777-020 WATER EXPENSES-TOWER	90,291.20	89,166.70	(1,124.50)	107,000.00
2,798.65	3,500.00	701.35	43779-020 SEWER EXPENSES-TOWER	40,094.66	35,000.00	(5,094.66)	42,000.00
<u>22,887.01</u>	<u>24,812.50</u>	<u>1,925.49</u>	<b>UTILITIES</b>	<u>244,927.62</u>	<u>248,125.00</u>	<u>3,197.38</u>	<u>297,750.00</u>
<b>OTHER EXPENSES</b>							
749.54	233.33	(516.21)	43875-020 CONTINGENCY FUND-TOWER	749.54	2,333.30	1,583.76	2,800.00
55,899.48	66,216.93	10,317.45	49000-020 TOWER - COMMON AREA FUNDING	638,122.34	662,169.30	24,046.96	794,603.20
481.50	1,666.67	1,185.17	49395-020 SPECIAL PROJECT	1,337.50	16,666.70	15,329.20	20,000.00
<u>57,130.52</u>	<u>68,116.93</u>	<u>10,986.41</u>	<b>TOTAL OTHER EXPENSES</b>	<u>640,209.38</u>	<u>681,169.30</u>	<u>40,959.92</u>	<u>817,403.20</u>
<b>RESERVE CONTRIBUTION</b>							
6,250.00	6,250.00	.00	43874-020 TRANSFER TO RESERVE-TOWER	62,500.00	62,500.00	.00	75,000.00
<u>6,250.00</u>	<u>6,250.00</u>	<u>.00</u>	<b>TOTAL RESERVE TRANSFER</b>	<u>62,500.00</u>	<u>62,500.00</u>	<u>.00</u>	<u>75,000.00</u>
<u>144,278.72</u>	<u>165,079.53</u>	<u>20,800.81</u>	<b>TOTAL EXPENSE WITH RESERVES</b>	<u>1,580,017.52</u>	<u>1,650,795.30</u>	<u>70,777.78</u>	<u>1,980,954.48</u>
<u>18,363.11</u>	<u>.03</u>	<u>18,363.08</u>	<b>CURRENT YEAR INCOME/LOSS</b>	<u>44,834.86</u>	<u>.30</u>	<u>44,834.56</u>	<u>.00</u>