

Balance Sheet Report

Harbour Hill Condominium Apartments Association, Inc.

As of December 31, 2018

	<u>Balance Dec 31, 2018</u>	<u>Balance Nov 30, 2018</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1010 - Union Bank - OPR #0689	44,162.53	82,671.33	(38,508.80)
1220 - Petty Cash	200.00	200.00	0.00
1650 - Due from Reserves	1,500.00	0.00	1,500.00
1651 - Due to Reserves	(3.00)	0.00	(3.00)
Total Operating Funds	45,859.53	82,871.33	(37,011.80)
Reserve Funds			
1326 - Republic Bank RSV # 5212	196,446.24	185,381.97	11,064.27
1655 - Due to Operating	(1,500.00)	0.00	(1,500.00)
1656 - Due from Operating	3.00	0.00	3.00
Total Reserve Funds	194,949.24	185,381.97	9,567.27
Prepaid Expenses			
1600 - Prepaid Insurance	35,167.43	2,721.17	32,446.26
1640 - Other Prepaid Expenses	4,360.50	0.00	4,360.50
Total Prepaid Expenses	39,527.93	2,721.17	36,806.76
Other Current Assets			
1700 - Refundable Deposits	85.00	85.00	0.00
Total Other Current Assets	85.00	85.00	0.00
Total Assets	280,421.70	271,059.47	9,362.23
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	9,156.73	10,182.18	(1,025.45)
Total Accounts Payable	9,156.73	10,182.18	(1,025.45)

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	<u>Balance Dec 31, 2018</u>	<u>Balance Nov 30, 2018</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	7,200.00	7,500.00	(300.00)
Total Accrued Expenses	7,200.00	7,500.00	(300.00)
Prepaid Assessments			
2550 - Prepaid Assessments	3,958.81	4,345.14	(386.33)
Total Prepaid Assessments	3,958.81	4,345.14	(386.33)
Total Liabilities	20,315.54	22,027.32	(1,711.78)
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Owners Equity - FB	66,838.63	66,838.63	0.00
Total Owners Equity - Prior Years	66,838.63	66,838.63	0.00
Capital Reserves			
3282 - Pooled Reserve	194,949.24	185,381.97	9,567.27
Total Capital Reserves	194,949.24	185,381.97	9,567.27
Total Owners' Equity	261,787.87	252,220.60	9,567.27
Net Income / (Loss)	(1,681.71)	(3,188.45)	1,506.74
Total Liabilities and Equity	280,421.70	271,059.47	9,362.23

Income Statement Report

Harbour Hill Condominium Apartments Association, Inc.

Operating

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4025 - Reserve Assessments	10,864.00	10,859.00	5.00	130,368.00	130,363.00	5.00	130,363.00	(5.00)
4070 - Maintenance Assessments	16,618.10	16,610.00	8.10	199,396.60	199,276.00	120.60	199,276.00	(120.60)
4075 - Parking	0.00	0.00	0.00	1,800.00	1,800.00	0.00	1,800.00	0.00
4110 - Cable Assessments	3,790.54	3,717.00	73.54	45,486.48	44,560.00	926.48	44,560.00	(926.48)
4135 - Prior Year Surplus	0.00	180.00	(180.00)	0.00	2,169.00	(2,169.00)	2,169.00	2,169.00
Total Assessment Income	31,272.64	31,366.00	(93.36)	377,051.08	378,168.00	(1,116.92)	378,168.00	1,116.92
User Fee Income								
4205 - Application Fees	150.00	87.00	63.00	950.00	1,000.00	(50.00)	1,000.00	50.00
4235 - Laundry Fees	254.72	130.00	124.72	1,523.29	1,100.00	423.29	1,100.00	(423.29)
Total User Fee Income	404.72	217.00	187.72	2,473.29	2,100.00	373.29	2,100.00	(373.29)
Other Income								
4835 - Miscellaneous Income	20.00	0.00	20.00	39.65	0.00	39.65	0.00	(39.65)
Total Other Income	20.00	0.00	20.00	39.65	0.00	39.65	0.00	(39.65)
Investment Income								
4910 - Interest Earned - Reserve Accounts	203.27	63.00	140.27	1,115.42	800.00	315.42	800.00	(315.42)
Total Investment Income	203.27	63.00	140.27	1,115.42	800.00	315.42	800.00	(315.42)
Total Operating Income	31,900.63	31,646.00	254.63	380,679.44	381,068.00	(388.56)	381,068.00	388.56
<u>Expense</u>								
Administrative								
5000 - Gen Admin - Associa	52.99	125.00	(72.01)	982.76	1,500.00	(517.24)	1,500.00	517.24
5005 - Gen Admin-Other	3.00	25.00	(22.00)	292.18	300.00	(7.82)	300.00	7.82
5045 - FL State Annual Filing Fee	228.00	0.00	228.00	289.25	300.00	(10.75)	300.00	10.75
5090 - Office Supplies	0.00	38.00	(38.00)	308.10	500.00	(191.90)	500.00	191.90
Total Administrative	283.99	188.00	95.99	1,872.29	2,600.00	(727.71)	2,600.00	727.71

Income Statement Report

Harbour Hill Condominium Apartments Association, Inc.

Operating

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5330 - Health Benefits	490.00	501.00	(11.00)	4,376.32	6,023.00	(1,646.68)	6,023.00	1,646.68
Total Payroll & Benefits	490.00	501.00	(11.00)	4,376.32	6,023.00	(1,646.68)	6,023.00	1,646.68
Insurance								
5400 - Insurance Premiums	2,721.17	2,806.00	(84.83)	32,653.62	33,650.00	(996.38)	33,650.00	996.38
Total Insurance	2,721.17	2,806.00	(84.83)	32,653.62	33,650.00	(996.38)	33,650.00	996.38
Utilities								
6000 - Electric Service	830.43	1,000.00	(169.57)	12,684.73	12,000.00	684.73	12,000.00	(684.73)
6005 - Gas Service	73.69	63.00	10.69	868.12	800.00	68.12	800.00	(68.12)
6025 - Water, Sewer, Trash	2,762.11	2,625.00	137.11	32,433.25	31,500.00	933.25	31,500.00	(933.25)
6035 - Trash and Recycling Service	84.00	84.00	0.00	1,008.00	975.00	33.00	975.00	(33.00)
6040 - Telephone	384.69	307.00	77.69	3,522.40	3,750.00	(227.60)	3,750.00	227.60
6045 - Cable Service	3,288.86	3,787.00	(498.14)	44,440.80	45,400.00	(959.20)	45,400.00	959.20
6050 - Cable-Unit 204	67.69	0.00	67.69	839.02	0.00	839.02	0.00	(839.02)
6055 - Internet Service	0.00	0.00	0.00	556.20	540.00	16.20	540.00	(16.20)
Total Utilities	7,491.47	7,866.00	(374.53)	96,352.52	94,965.00	1,387.52	94,965.00	(1,387.52)
Landscaping								
6100 - Grounds & Landscaping - Contract	380.00	700.00	(320.00)	9,792.18	9,440.00	352.18	9,440.00	(352.18)
Total Landscaping	380.00	700.00	(320.00)	9,792.18	9,440.00	352.18	9,440.00	(352.18)
Repair & Maintenance								
5304 - Maintenance Labor	4,373.59	3,379.00	994.59	41,832.97	40,560.00	1,272.97	40,560.00	(1,272.97)
5335 - Auto Allowance	0.00	60.00	(60.00)	(60.00)	720.00	(780.00)	720.00	780.00
6402 - Building Maintenance Services	2,158.00	523.00	1,635.00	8,566.33	7,076.00	1,490.33	7,076.00	(1,490.33)
6515 - Building Repair & Maintenance	0.00	400.00	(400.00)	4,853.73	7,249.00	(2,395.27)	7,249.00	2,395.27
6545 - Electrical Supplies/Repair & Maintena	0.00	87.00	(87.00)	1,204.89	1,000.00	204.89	1,000.00	(204.89)
6550 - Elevator Repair & Maintenance	500.00	0.00	500.00	15,726.48	10,282.00	5,444.48	10,282.00	(5,444.48)
6565 - Fire System Repair & Maintenance	0.00	292.00	(292.00)	3,272.79	5,347.00	(2,074.21)	5,347.00	2,074.21

Income Statement Report
Harbour Hill Condominium Apartments Association, Inc.
Operating

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6590 - Garage Repair & Maintenance	25.00	21.00	4.00	1,760.00	2,420.00	(660.00)	2,420.00	660.00
6625 - HVAC Supplies/Repair & Maintenance	0.00	42.00	(42.00)	1,761.11	1,000.00	761.11	1,000.00	(761.11)
6630 - Hydrant/Standpipe Repair & Maintenance	0.00	0.00	0.00	920.46	823.00	97.46	823.00	(97.46)
6635 - Janitorial Supplies & Maintenance	493.66	430.00	63.66	7,834.58	5,193.00	2,641.58	5,193.00	(2,641.58)
6690 - Pest Control Supply/Repair & Maintenance	104.74	114.00	(9.26)	1,213.69	1,506.00	(292.31)	1,506.00	292.31
6695 - Plumbing Supplies/Repair & Maintenance	0.00	250.00	(250.00)	7,747.84	3,838.00	3,909.84	3,838.00	(3,909.84)
6725 - Roof Repair & Maintenance	0.00	83.00	(83.00)	1,107.50	1,903.00	(795.50)	1,903.00	795.50
6730 - Security System Repair & Maintenance	(50.00)	57.00	(107.00)	113.80	750.00	(636.20)	750.00	636.20
Total Repair & Maintenance	7,604.99	5,738.00	1,866.99	97,856.17	89,667.00	8,189.17	89,667.00	(8,189.17)
Professional Services								
7000 - Accounting & Tax Services	0.00	0.00	0.00	1,600.00	2,400.00	(800.00)	2,400.00	800.00
7020 - Legal Services	0.00	463.00	(463.00)	875.00	5,600.00	(4,725.00)	5,600.00	4,725.00
7040 - Management Fees	400.00	405.00	(5.00)	4,800.00	4,860.00	(60.00)	4,860.00	60.00
7095 - Other Professional Services	(45.00)	62.00	(107.00)	435.00	700.00	(265.00)	700.00	265.00
Total Professional Services	355.00	930.00	(575.00)	7,710.00	13,560.00	(5,850.00)	13,560.00	5,850.00
F&B Supplies & Expenses								
7310 - Recruiting F&B	0.00	0.00	0.00	264.63	0.00	264.63	0.00	(264.63)
Total F&B Supplies & Expenses	0.00	0.00	0.00	264.63	0.00	264.63	0.00	(264.63)
Reserve Expenses								
9105 - Reserve Contribution Expense	10,864.00	10,859.00	5.00	130,368.00	130,363.00	5.00	130,363.00	(5.00)
9966 - Allocated Reserve Interest	203.27	63.00	140.27	1,115.42	800.00	315.42	800.00	(315.42)
Total Reserve Expenses	11,067.27	10,922.00	145.27	131,483.42	131,163.00	320.42	131,163.00	(320.42)
Total Operating Expense	30,393.89	29,651.00	742.89	382,361.15	381,068.00	1,293.15	381,068.00	(1,293.15)
Total Operating Income / (Loss)	1,506.74	1,995.00	(488.26)	(1,681.71)	0.00	(1,681.71)	0.00	1,681.71

Income Statement Report
Harbour Hill Condominium Apartments Association, Inc.
Reserves

December 01, 2018 thru December 31, 2018

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4815 - Pooled Reserve Transfers	1,500.00	0.00	1,500.00	54,019.77	0.00	54,019.77	0.00	(54,019.77)
Total Other Income	1,500.00	0.00	1,500.00	54,019.77	0.00	54,019.77	0.00	(54,019.77)
Total Reserves Income	1,500.00	0.00	1,500.00	54,019.77	0.00	54,019.77	0.00	(54,019.77)
<u>Expense</u>								
Reserve Expenses								
9107 - Harbour Room Refurbish	0.00	0.00	0.00	52,519.77	0.00	52,519.77	0.00	(52,519.77)
9852 - Fire Pump Replacement	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00	0.00	(1,500.00)
Total Reserve Expenses	1,500.00	0.00	1,500.00	54,019.77	0.00	54,019.77	0.00	(54,019.77)
Total Reserves Expense	1,500.00	0.00	1,500.00	54,019.77	0.00	54,019.77	0.00	(54,019.77)
Total Reserves Income / (Loss)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Association Net Income / (Loss)	1,506.74	1,995.00	(488.26)	(1,681.71)	0.00	(1,681.71)	0.00	1,681.71