

**My Condominium Association
Financial Report
February, 2021**

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MY CONDOMINIUM ASSOCIATION, INC.
Treasurers Report

From: 02/01/21
To: 02/28/21

For the Period Ended 02/28/21

OPERATING ACCOUNT BALANCES - My Bank

Checking Account Balance 02/01/21	\$	257,004.44
Cash Receipts:		
Direct Deposits	\$	34,007.13
Payroll adjustment	\$	-
Transfers	\$	-
Interest Earned	\$	1.45
Cash Disbursements:		
Transfers	\$	-
Electronic Payments (Utilities & Payroll)	\$	(70,175.54)
Checks	\$	(105,792.14)
Prior Period Check adjustment	\$	-
Bank Charges/Check Printing	\$	-
Checking Account Balance 02/28/21	\$	115,045.34

AVAILABLE CASH

Accounts Payable	\$	(62,600.63)
Due to Operating	\$	56,010.63
Petty Cash	\$	262.94
Accounts Receivable	\$	4,370.57
Prepaid Accounts Receivable	\$	(62,600.63)
Available Operating Cash Balance 02/28/21	\$	50,488.22

RESERVE ACCOUNT BALANCES - BB&T

Reserve Money Market Account Balance 02/01/21	\$	314,023.85
Cash Receipts:		
Deposit Transfer	\$	-
Cash Disbursements:		
Transfer	\$	-
Checks	\$	(5,835.00)
Interest	\$	4.76
Money Market Account Balance 02/28/21	\$	308,193.61
My Bank Investment Account Balance 02/01/21	\$	1,862,764.45
Cash Receipts:		
Deposit Transfer	\$	-
Cash Disbursements:		
Transfer	\$	-

MY CONDOMINIUM ASSOCIATION, INC.
Treasurers Report

Interest	\$	2,416.82
Change in Market Value	\$	-
		-
My Bank Account Balance 02/28/21	\$	1,865,181.27
Total Reserve Bank Accounts 02/28/21	\$	2,173,374.88
Due to Operating	\$	(56,010.63)
Cost Value of CD's	\$	(47,750.00)
Reserve Accounts Payable	\$	-
Reserve Transfer	\$	-
		-
Total Reserve Balance	\$	2,069,614.25
		2,069,614.25
 RESERVE ANALYSIS (From Reserve Schedule)		
<u>COMMON RESERVE</u>		
Bridge & Lake	\$	22,574.66
South & North Pools	\$	59,522.59
Irrigation	\$	9,455.31
Paving & Sealcoating	\$	137,246.15
Restoration General-Buildings	\$	3,886.65
<u>BUILDING RESERVE</u>		
Building Restoration	\$	660,925.20
Elevators	\$	269,815.77
Painting	\$	287,181.93
Roofs	\$	470,573.22
Life Safety	\$	84,636.81
Reserve Interest	\$	63,795.96
		63,795.96
Total Reserves	\$	2,069,614.25
		2,069,614.25
Bank Balance Greater/(Less) Reserve Analysis	\$	-

My Condominium Association, Inc.
Check Register
February, 2021

Type	Date	Num	Name	Memo	Split	Amount	Balance
10005 - Petty Cash							262.94
Total 10005 - Petty Cash							262.94
10010 3 - My Bank Operating Account							257,004.44
Deposit	02/01/2021			Deposit	-SPLIT-	3,672.00	260,676.44
Deposit	02/05/2021			Deposit	-SPLIT-	3,379.02	264,055.46
General Journal	02/05/2021	PR 020221		Payroll 01/20/21-02/02/21	51400 - Salaries & Wages	-13,647.62	250,407.84
General Journal	02/05/2021	PR Adjustme		PEO Benefits adjustment	51405 - Employee Benefits	18.08	250,425.92
Bill Pmt -Check	02/06/2021	W/D	TOWN OF JUPITERTOWN147	12/20/20-1/22/21 Svc	20000 - Accounts Payable	-12,499.53	237,926.39
Bill Pmt -Check	02/06/2021	14297	ALLIED UNIVERSAL	SE386033	20000 - Accounts Payable	-576.73	237,349.66
Bill Pmt -Check	02/06/2021	14298	BB&T VISA		20000 - Accounts Payable	-2,454.19	234,895.47
Bill Pmt -Check	02/06/2021	14299	GARY WEIBLER	Reimb owner leak from above repaired drywall	20000 - Accounts Payable	-280.00	234,615.47
Bill Pmt -Check	02/06/2021	14300	JAM LIGHTING DISTRIBUTORS INC.	2424	20000 - Accounts Payable	-1,040.89	233,574.58
Bill Pmt -Check	02/06/2021	14301	SHERWIN-WILLIAMS CO	4252-7862-9	20000 - Accounts Payable	-177.46	233,397.12
Bill Pmt -Check	02/06/2021	14302	SIXBERRY LOCKSMITH	Inv #6894 A-East 4th floor storage room keys	20000 - Accounts Payable	-12.01	233,385.11
Bill Pmt -Check	02/06/2021	14303	STAPLES CREDIT PLAN	6035517862278487	20000 - Accounts Payable	-260.39	233,124.72
Bill Pmt -Check	02/06/2021	14304	WASTE MANAGEMENT OF MARTIN CNTY	290-0062431-0290-9	20000 - Accounts Payable	-2,379.53	230,745.19
Deposit	02/07/2021			Deposit	-SPLIT-	14,584.22	245,329.41
Bill Pmt -Check	02/10/2021	W/D	COMCAST CABLE	01624 003918-01-7	20000 - Accounts Payable	-24,509.02	220,820.39
Bill Pmt -Check	02/11/2021	W/D	FLORIDA POWER & LIGHTFPL	12/27/20-1/28/21 Svcs	20000 - Accounts Payable	-6,077.86	214,742.53
Bill Pmt -Check	02/11/2021	14305	ACTIVE ALARMS INC.	AAJUP9	20000 - Accounts Payable	-978.44	213,764.09
Bill Pmt -Check	02/11/2021	14306	ALLIED UNIVERSAL	SE386033	20000 - Accounts Payable	-576.73	213,187.36
Bill Pmt -Check	02/11/2021	14307	AQUATIC SYSTEMS INC.	133730	20000 - Accounts Payable	-587.00	212,600.36
Bill Pmt -Check	02/11/2021	14308	DILO FIRE SPRINKLER INSTALLATIONS INC.	Inv #8628 D-West replaced defective flow switch v	20000 - Accounts Payable	-350.00	212,250.36
Bill Pmt -Check	02/11/2021	14309	GREG LIEBERMAN PLUMBING	Inv #5974 Leak in kitchen found 3" soil stack outs	20000 - Accounts Payable	-535.00	211,715.36
Bill Pmt -Check	02/11/2021	14310	HACKER & ROMANO	2018 Audit Retainer	20000 - Accounts Payable	-2,750.00	208,965.36
Bill Pmt -Check	02/11/2021	14311	HD SUPPLY FACILITIES MAINTENANCE LTD.	3384578	20000 - Accounts Payable	-635.19	208,330.17
Bill Pmt -Check	02/11/2021	14312	HOME DEPOT	6035322501141570	20000 - Accounts Payable	-940.81	207,389.36
Bill Pmt -Check	02/11/2021	14313	RV JOHNSON INSURANCE AGENCY	Premium 201-20	20000 - Accounts Payable	-11,228.56	196,160.80
Bill Pmt -Check	02/11/2021	14314	TECO	18750174	20000 - Accounts Payable	-413.09	195,747.71
Bill Pmt -Check	02/11/2021	14315	WELLS FARGO	4856200232693435	20000 - Accounts Payable	-53.32	195,694.39
Bill Pmt -Check	02/11/2021	14316	FRONTLINE INSURANCE	FIW1-106063	20000 - Accounts Payable	-38,094.62	157,599.77
Deposit	02/12/2021			Deposit	-SPLIT-	3,268.00	160,867.77
Deposit	02/15/2021			Deposit	-SPLIT-	1,943.49	162,811.26
Deposit	02/19/2021			Deposit	12000 - Undeposited Funds	1,616.00	164,427.26
Deposit	02/19/2021			Deposit	12000 - Undeposited Funds	1,616.00	166,043.26
General Journal	02/19/2021	PR 021921		Payroll 02/03/21-02/16/21	51400 - Salaries & Wages	-13,441.51	152,601.75
Deposit	02/19/2021			Deposit	-SPLIT-	3,910.32	156,512.07
Bill Pmt -Check	02/20/2021	14317	ALLIED UNIVERSAL	SE386033	20000 - Accounts Payable	-576.73	155,935.34
Bill Pmt -Check	02/20/2021	14318	CAROLINA SUMMIT MOUNTAIN WATER	01/19 Water & refill	20000 - Accounts Payable	-42.70	155,892.64
Bill Pmt -Check	02/20/2021	14319	COMCAST INTERNET	01624 908320-02-8	20000 - Accounts Payable	-69.95	155,822.69
Bill Pmt -Check	02/20/2021	14320	CRYSTAL BLUE POOLS	Inv #19210201 2/19 Service, 2 filter valves, 7 jugs	20000 - Accounts Payable	-2,744.00	153,078.69

My Condominium Association, Inc.
Check Register
February, 2021

Type	Date	Num	Name	Memo	Split	Amount	Balance
Bill Pmt -Check	02/20/2021	14321	ERIC R. OLIVER ELECTRIC INC	Inv #8913 West pool bathroom,East pool bathroom	20000 · Accounts Payable	-1,513.60	151,565.09
Bill Pmt -Check	02/20/2021	14322	SHRED-IT USA	15353450	20000 · Accounts Payable	-287.02	151,278.07
Bill Pmt -Check	02/20/2021	14323	SYMBIONT SERVICE CORP	4237	20000 · Accounts Payable	-379.00	150,899.07
Bill Pmt -Check	02/20/2021	14324	UNLIMITED SALES INC.	Inv #35981 Disappear mildew remover, trigger spr	20000 · Accounts Payable	-127.33	150,771.74
Bill Pmt -Check	02/27/2021	14325	ACCURATE BOOKKEEPING SYSTEMS INC.	Inv #21-02-JB 02/21 Service	20000 · Accounts Payable	-1,880.00	148,891.74
Bill Pmt -Check	02/27/2021	14326	ALLIED UNIVERSAL	SE386033	20000 · Accounts Payable	-576.73	148,315.01
Bill Pmt -Check	02/27/2021	14327	BARBARA RISBERG	Reimb owner damaged drywall due to main pipe le	20000 · Accounts Payable	-2,675.00	145,640.01
Bill Pmt -Check	02/27/2021	14328	COMPLETE REPAIRS INC.	Inv #1212 2nd deposit West pool bathroom house	20000 · Accounts Payable	-7,500.00	138,140.01
Bill Pmt -Check	02/27/2021	14329	GREG LIEBERMAN PLUMBING	Inv #5981 West pool bathrooms urinals repalce,ve	20000 · Accounts Payable	-2,450.00	135,690.01
Bill Pmt -Check	02/27/2021	14330	HULETT ENVIRONMENTAL SERVICES		20000 · Accounts Payable	-506.00	135,184.01
Bill Pmt -Check	02/27/2021	14331	JUPITER GOLF CARTS		20000 · Accounts Payable	-150.87	135,033.14
Bill Pmt -Check	02/27/2021	14332	S&S LAWN & LANDSCAPE SERVICE INC.		20000 · Accounts Payable	-16,983.79	118,049.35
Bill Pmt -Check	02/27/2021	14333	SHERWIN-WILLIAMS CO	4252-7862-9	20000 · Accounts Payable	-767.94	117,281.41
Bill Pmt -Check	02/27/2021	14334	SIXBERRY LOCKSMITH	Inv #6921 25 pool keys	20000 · Accounts Payable	-454.75	116,826.66
Bill Pmt -Check	02/27/2021	14335	SOUTH FLORIDA JANITORIAL & POOL SUPPLY	024875	20000 · Accounts Payable	-66.81	116,759.85
Bill Pmt -Check	02/27/2021	14336	SPRINT	430142610	20000 · Accounts Payable	-94.52	116,665.33
Bill Pmt -Check	02/27/2021	14337	STEVE ZAHARIADES	Inv #2327 Reimb Coastal Plumbing common sewer	20000 · Accounts Payable	-375.00	116,290.33
Bill Pmt -Check	02/27/2021	14338	SUNNILAND PATIO, INC.	Inv #2767 4 fiberglass tables for the east pool	20000 · Accounts Payable	-1,110.44	115,179.89
Bill Pmt -Check	02/27/2021	14339	SYMBIONT SERVICE CORP	4237	20000 · Accounts Payable	-136.00	115,043.89
General Journal	02/28/2021	02/19 Int		Interest February 2021	-SPLIT-	1.45	115,045.34
Total 10010 3 · BB&T Operating Account						-141,959.10	115,045.34
10010 4 · My Bank Reserve Account							314,023.85
Bill Pmt -Check	02/08/2021	1110	COMPLETE REPAIRS INC.	Inv #1205 F-West bldg repaired gables on roof	20000 · Accounts Payable	-5,835.00	308,188.85
General Journal	02/28/2021	Reserve Int		Interest February 2021	-SPLIT-	4.76	308,193.61
Total 10010 4 · My Bank Reserve Account						-5,830.24	308,193.61
10010 6 · My Investment Bank							1,862,764.45
General Journal	02/28/2021	Interest		Interest February 2021	-SPLIT-	2,416.82	1,865,181.27
Total 10010 6 · My Investment Bank						2,416.82	1,865,181.27

My Condominium Association, Inc.

Balance Sheet

As of February 28, 2021

	Feb 28, 2021
ASSETS	
Current Assets	
Checking/Savings	
10005 - Petty Cash	262.94
10010 3 - My Bank Operating Account	115,045.34
10010 4 - My Bank Reserve Account	308,193.61
10010 6 - My Bank Investment Account	1,865,181.27
Total Checking/Savings	2,288,683.16
Accounts Receivable	
Deferred Owner Maintenance-AR	-8,827.00
11000 - Accounts Receivable	-49,403.06
Total Accounts Receivable	-58,230.06
Other Current Assets	
Allowance for Doubtful Debt-A	-1,083.52
10500 - Prepaid Insurance	1,016.06
10505 - Prepaid Expenses	4,376.00
10506 - Prepaid LRECD	7,548.35
10507 - Prepaid Elevator	27,213.12
12000 - Undeposited Funds	1,685.85
12100 - Due to Operating	56,010.63
Total Other Current Assets	96,766.49
Total Current Assets	2,327,219.59
Other Assets	
My Bank Visa Payable-B*	3,625.70
Total Other Assets	3,625.70
TOTAL ASSETS	2,330,845.29
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 - Accounts Payable	69,307.04
Total Accounts Payable	69,307.04
Other Current Liabilities	
20002 - Accrued Expenses	45,265.00
20010 - Restaurant & Tennis Exchange	5,490.61
21000 - Due from Reserves	56,010.63
22002 - Cable TV contract bonus	14,360.00
Total Other Current Liabilities	121,126.24
Total Current Liabilities	190,433.28
Total Liabilities	190,433.28

My Condominium Association, Inc.

Balance Sheet

As of February 28, 2021

	<u>Feb 28, 2021</u>
Equity	
Retained Earnings	-72,987.34
30000 - Common Reserves	
30010 - Restoration Bridge,Lake,Tennis	22,574.66
30020 - East & West Pools Reserve	59,522.59
30030 - Irrigation Reserve	9,455.31
30040 - Paving Reserve	137,246.15
30050 - Restoration General-Buildings	3,886.65
Total 30000 - Common Reserves	<u>232,685.36</u>
30100 - Building Reserves	
30110 - Building Restoration/Spalling	660,925.20
30120 - Elevators Reserve	269,815.77
30130 - Paint Building Reserve	287,181.93
30140 - Roof Reserve	470,573.22
30150 - Life Safety Reserve	84,636.81
30160 - Reserve Interest	63,795.96
Total 30100 - Building Reserves	<u>1,836,928.89</u>
38880 - Fund Balance	
38880 E - Fund Balance South	1,659.89
38880AW - Fund Balance North	-7,320.00
38880VI - Fund Balance Villas	1,234.00
Total 38880 - Fund Balance	<u>-4,426.11</u>
Net Income	<u>148,211.21</u>
Total Equity	<u>2,140,412.01</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,330,845.29</u></u>

**My Condominium Association
Common and Building Reserves**

2021 Replacement Schedule

February

1st Qtr 1

Month (1-12)

2

Reserve Fund Item	# Of Units	12/31/20 Balance	2021 YTD Contr.	2021 YTD Interest Income	2021 YTD Available Balance	2021 YTD Expenditures	2021 Current Balance	Year Replaced	Replacement Cost	Estimated Useful Life	Years Remaining Life	2021 Calc. Full Funding	Quarterly Contribution
Common Areas													
30010 Restoration - Bridge, Lake, Tennis Court		19,930.92	2,643.74		22,574.66	0.00	22,574.66		105,750	10	8	10,575	2,643.74
30020 East & West Pool - Resurface, Deck, Furn		56,255.08	3,267.51		59,522.59	0.00	59,522.59		156,841	12	8	13,070	3,267.51
30030 Irrigation		8,794.04	661.27		9,455.31	0.00	9,455.31		31,741	12	9	2,645	661.27
30040 Paving & Sealcoating		128,781.03	8,465.12		137,246.15	0.00	137,246.15		744,931	22	18	33,860	8,465.12
30050 Restoration General - Buildings		18,918.29	1,418.36		20,336.65	16,450.00	3,886.65		102,122	18	15	5,673	1,418.36
Total Common Area		232,679.36	16,456.00	0.00	249,135.36	16,450.00	232,685.36		1,141,383			65,824	16,456.00
My Buildings South													
30110 Building Restoration/Spalling		171,877.12	12,174.43		184,051.55	0.00	184,051.55	2012	973,954	20	16	48,698	12,174.43
30120 Elevators		82,241.48	18,248.86		100,490.34	0.00	100,490.34	----	374,223	30	4	72,995	18,248.86
30130 Paint Building		105,194.21	6,113.76		111,307.97	0.00	111,307.97	2011	129,649	8	1	24,455	6,113.76
30140 Roof		98,132.54	3,389.71		101,522.25	0.00	101,522.25	2004	271,177	20	13	13,559	3,389.71
30150 Generator, Water Pumps, Life Safety		64,878.91	4,989.47		69,868.38	3,626.63	66,241.75	----	239,494	12	9	19,958	4,989.47
30160 Interest		24,566.93		1,316.53	25,883.46		25,883.46						
Total My Buildings South	135	546,891.19	44,916.23	1,316.53	593,123.95	3,626.63	589,497.32		1,988,498			179,665	44,916.23
Plantation Villas													
30110 Building Restoration/Spalling		32,757.15	5,666.35		38,423.50	0.00	38,423.50	2015	242,834	20	9	22,665	5,666.35
30130 Paint Building		8,754.83	755.10		9,509.93	0.00	9,509.93	2015	24,163	8	5	3,020	755.10
10140 Roof		19,495.46	1,912.10		21,407.56	0.00	21,407.56	2004	65,386	20	6	7,648	1,912.10
30160 Interest		5,818.29		312.07	6,130.36		6,130.36						
Total Plantation Villas	32	66,825.73	8,333.55	312.07	75,471.35	0.00	75,471.35		332,383			33,334	8,333.55
My Buildings North													
30110 Building Restoration/Spalling		409,777.61	37,182.54		446,960.15	8,510.00	438,450.15	2016	1,743,645.77	12	8	148,730.09	37,182.54
30120 Elevators		159,441.25	9,884.18		169,325.43	0.00	169,325.43	2009	594,345.34	30	11	39,536.74	9,884.18
30130 Paint Building		161,818.67	4,545.36		166,364.03	0.00	166,364.03	2011	180,000.00	8	1	18,181.41	4,545.36
30140 Roof		340,997.69	6,645.72		347,643.41	0.00	347,643.41	2004	531,657.38	20	8	26,582.87	6,645.72
30150 Life Safety		17,601.56	793.50		18,395.06	0.00	18,395.06	----	63,481.48	20	13	3,174.07	793.50
30160 Interest		29,909.74		1,872.40	31,782.14		31,782.14						
Total My Buildings North	192	1,119,546.52	59,051.30	1,872.40	1,180,470.22	8,510.00	1,171,960.22		3,113,130			236,205	59,051.30
Grand Total Replacement Funds													
	359	1,965,942.80	128,757.08	3,501.00	2,098,200.88	28,586.63	2,069,614.25		6,575,394			515,028	128,757.08
Building Reserve Total		1,733,263.44	112,301.08		1,849,065.52	12,136.63	1,836,928.89		5,434,011			449,204	112,301.08
Acct. Vendor & Purpose													
30050 Complete Repairs-Inv.1211 Deposit Repairing West Pool Bat			1/21/21	6,500.00									6,500.00
30110 Complete Repairs-Inv.1205 F-West Building Repair Roof Gat			1/21/21							5,835.00			5,835.00
30050 Complete Repairs-Inv.1212 Repairing West Pool Bathrooms			2/19/21	7,500.00									7,500.00
30050 Greg Lieberman - Inv 5981 West Pool Bathroom Urinals			2/19/21	2,450.00									2,450.00
30150 Active Alarms- Inv P1800-Installed Spri Speakers East ABC			1/1/21		3,626.63								3,626.63
30110 Anna Burgess Owner-Reimburse Damage Drywall W-A			2/17/21							2,675.00			2,675.00
													0.00
TOTALS				16,450.00	3,626.63	0.00	8,510.00	28,586.63					
Reserve Fund Interest:													
BB&T Reserve Acct. Intr.		February 2021 YTD		12/31/20	Bldg Resv Balance Summary			YTD 2021					
Scott & Stringfellow Intr.		8.55		614,411.88	Building Restore/Spalling		660,925.20	Bldg. Restore	12			220,093.17	
Scott & Stringfellow Mkt. Chg.		3,492.45		241,682.73	Elevators		269,815.77	Elevators	30			112,532.19	
Total		3,501.00		458,625.69	Paint Building		287,181.93	Paint Building	8			45,656.84	
				82,480.47	Roof		470,573.22	Roof	20			47,790.13	
				60,294.96	Life Safety		84,636.81					23,131.95	
				<u>1,733,263.44</u>	Interest		<u>63,795.96</u>					<u>0.00</u>	
							<u>1,836,928.89</u>					<u>449,204.28</u>	

My Condominium Association, Inc.
Profit & Loss Budget vs. Actual
 January through February 2021

Account	February 2021				TOTAL			
	Feb 21	Budget	\$ Over Budget	% of Budget	Jan - Feb 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense								
Income								
40000 · Owner Maintenance Fees	0.00	0.00	0.00	0.0%	565,992.00	565,992.00	0.00	100.0%
40020 · Late Charge & Interest	147.84	333.00	-185.16	44.4%	1,140.96	666.00	474.96	171.32%
40030 · Bank Interest & Dividends	1.45				4.28			
41000 · Miscellaneous	1,100.00	668.00	432.00	164.67%	1,665.00	1,336.00	329.00	124.63%
41010 · Transfer Fees	150.00	208.00	-58.00	72.12%	150.00	416.00	-266.00	36.06%
49000 · Cable Compensation Agreement	1,795.00	150.00	1,645.00	1,196.67%	1,795.00	300.00	1,495.00	598.33%
Total Income	<u>3,194.29</u>	<u>1,359.00</u>	<u>1,835.29</u>	<u>235.05%</u>	<u>570,747.24</u>	<u>568,710.00</u>	<u>2,037.24</u>	<u>100.36%</u>
Gross Profit	3,194.29	1,359.00	1,835.29	235.05%	570,747.24	568,710.00	2,037.24	100.36%
Expense								
51200 · Annual Condo Fees (FI)	0.00	125.00	-125.00	0.0%	1,436.00	250.00	1,186.00	574.4%
51300-1 · Office Supplies								
51300 · Office Supplies & Postage	911.35	1,383.00	-471.65	65.9%	2,144.00	2,766.00	-622.00	77.51%
51310 · Bank Charges	0.00	42.00	-42.00	0.0%	24.00	84.00	-60.00	28.57%
Total 51300-1 · Office Supplies	<u>911.35</u>	<u>1,425.00</u>	<u>-513.65</u>	<u>63.95%</u>	<u>2,168.00</u>	<u>2,850.00</u>	<u>-682.00</u>	<u>76.07%</u>
51330 · Board Expenses	0.00	167.00	-167.00	0.0%	185.44	334.00	-148.56	55.52%
51400-1 · Payroll & Benefits								
51400 · Salaries & Wages	22,381.25	24,167.00	-1,785.75	92.61%	45,020.42	48,334.00	-3,313.58	93.14%
51405 · Employee Benefits	335.94	650.00	-314.06	51.68%	689.96	1,300.00	-610.04	53.07%
51415 · Ins/Workers Comp	877.48	808.00	69.48	108.6%	1,764.86	1,616.00	148.86	109.21%
51420 · Taxes/Payroll	2,740.96	2,167.00	573.96	126.49%	5,773.29	4,334.00	1,439.29	133.21%
51422 · Payroll Processing Charge	735.42	792.00	-56.58	92.86%	1,470.84	1,584.00	-113.16	92.86%
Total 51400-1 · Payroll & Benefits	<u>27,071.05</u>	<u>28,584.00</u>	<u>-1,512.95</u>	<u>94.71%</u>	<u>54,719.37</u>	<u>57,168.00</u>	<u>-2,448.63</u>	<u>95.72%</u>
51430 · Security Contracts	2,306.92	2,604.00	-297.08	88.59%	5,231.77	5,208.00	23.77	100.46%
51435-1 · Professional Fees								
51435 · Accounting	1,880.00	2,083.00	-203.00	90.25%	3,760.00	4,166.00	-406.00	90.25%
51436 · Auditing	0.00	500.00	-500.00	0.0%	0.00	1,000.00	-1,000.00	0.0%
51438 · Legal Fees	9,813.48	2,917.00	6,896.48	336.42%	9,919.48	5,834.00	4,085.48	170.03%
Total 51435-1 · Professional Fees	<u>11,693.48</u>	<u>5,500.00</u>	<u>6,193.48</u>	<u>212.61%</u>	<u>13,679.48</u>	<u>11,000.00</u>	<u>2,679.48</u>	<u>124.36%</u>
51440-1 · Pool & Tennis								
51440 · Pool Maintenance & Repair	2,880.00	1,750.00	1,130.00	164.57%	4,424.00	3,500.00	924.00	126.4%
51445 · Pool Permits	0.00	71.00	-71.00	0.0%	0.00	142.00	-142.00	0.0%
51450 · Natural Gas	451.53	358.00	93.53	126.13%	864.62	716.00	148.62	120.76%
51455 · Tennis Court Maintenance	0.00	83.00	-83.00	0.0%	0.00	166.00	-166.00	0.0%
51460 · Bocce Ball Court Maintenance	0.00	83.00	-83.00	0.0%	0.00	166.00	-166.00	0.0%
Total 51440-1 · Pool & Tennis	<u>3,331.53</u>	<u>2,345.00</u>	<u>986.53</u>	<u>142.07%</u>	<u>5,288.62</u>	<u>4,690.00</u>	<u>598.62</u>	<u>112.76%</u>
51465 · Maint & Janitorial Supplies	246.57	417.00	-170.43	59.13%	978.32	834.00	144.32	117.31%
51475 · Golf Cart Expenses	195.48	583.00	-387.52	33.53%	308.06	1,166.00	-857.94	26.42%
51480 · Lake/Irrigation Maintenance	634.95	1,333.00	-698.05	47.63%	3,014.95	2,666.00	348.95	113.09%
51485 · Telephone (Office & Pools)	0.00	167.00	-167.00	0.0%	280.42	334.00	-53.58	83.96%

My Condominium Association, Inc.
Profit & Loss Budget vs. Actual
 January through February 2021

Account	February 2021				TOTAL			
	Feb 21	Budget	\$ Over Budget	% of Budget	Jan - Feb 21	Budget	\$ Over Budget	% of Budget
51510 · Common Repair & Maintenance	4,506.10	4,167.00	339.10	108.14%	9,626.32	8,334.00	1,292.32	115.51%
51550 · Landscape Contract/Svc	16,983.79	12,917.00	4,066.79	131.48%	24,874.28	25,834.00	-959.72	96.29%
52000-1 · General Insurance (Common)								
52012 · Crime & Theft Insurance	0.00	95.00	-95.00	0.0%	1,139.00	190.00	949.00	599.47%
52036 · Directors & Officers	0.00	246.00	-246.00	0.0%	3,188.00	492.00	2,696.00	647.97%
52045 · Boiler & Machinery	0.00	627.00	-627.00	0.0%	0.00	1,254.00	-1,254.00	0.0%
52070 · Inland Marine	0.00	83.00	-83.00	0.0%	1,000.00	166.00	834.00	602.41%
52090 · Property & General Liability	0.00	183.00	-183.00	0.0%	0.00	366.00	-366.00	0.0%
52092 · Umbrella	0.00	464.00	-464.00	0.0%	5,901.56	928.00	4,973.56	635.94%
52095 · What if Policy	0.00	60.00	-60.00	0.0%	644.00	120.00	524.00	536.67%
52096 · Appraisal	0.00	268.00	-268.00	0.0%	0.00	536.00	-536.00	0.0%
52097 · Wind Insurance	877.98				877.98			
Total 52000-1 · General Insurance (Common)	877.98	2,026.00	-1,148.02	43.34%	12,750.54	4,052.00	8,698.54	314.67%
60100 · License/Fire Inspe Fee	0.00	917.00	-917.00	0.0%	978.44	1,834.00	-855.56	53.35%
60200-1 · Utiities								
60200 · Electric	5,214.14	5,333.00	-118.86	97.77%	11,292.00	10,666.00	626.00	105.87%
60205 · Telephone (Elevators)	0.00	483.00	-483.00	0.0%	1,444.10	966.00	478.10	149.49%
60210 · Water	12,333.08	11,583.00	750.08	106.48%	24,832.61	23,166.00	1,666.61	107.19%
60215 · Sewerage	7,548.45	7,708.00	-159.55	97.93%	15,433.14	15,416.00	17.14	100.11%
60220 · Cable TV	24,509.02	25,767.00	-1,257.98	95.12%	49,018.04	51,534.00	-2,515.96	95.12%
Total 60200-1 · Utiities	49,604.69	50,874.00	-1,269.31	97.51%	102,019.89	101,748.00	271.89	100.27%
60230-1 · Insurance (Buildings)								
60230 · Property Insurance	0.00	8,389.00	-8,389.00	0.0%	0.00	16,778.00	-16,778.00	0.0%
60240 · Wind Insurance	37,216.64	11,364.00	25,852.64	327.5%	37,216.64	22,728.00	14,488.64	163.75%
Total 60230-1 · Insurance (Buildings)	37,216.64	19,753.00	17,463.64	188.41%	37,216.64	39,506.00	-2,289.36	94.21%
60350 · Fire Protection	350.00	1,833.00	-1,483.00	19.09%	2,863.49	3,666.00	-802.51	78.11%
60400 · Elevator Repair & Maint	3,381.36	3,333.00	48.36	101.45%	6,102.72	6,666.00	-563.28	91.55%
60500 · East Generator R&M	0.00	200.00	-200.00	0.0%	0.00	400.00	-400.00	0.0%
60600 · Pest Control	506.00	1,500.00	-994.00	33.73%	1,012.00	3,000.00	-1,988.00	33.73%
60650 · Trash Removal/Recycle	2,379.53	2,500.00	-120.47	95.18%	4,759.06	5,000.00	-240.94	95.18%
60700 · Bldg Repair & Maintenance	1,397.00	3,833.00	-2,436.00	36.45%	4,285.14	7,666.00	-3,380.86	55.9%
61000-1 · Reserves								
61000 · Common Reserves	0.00	0.00	0.00	0.0%	16,456.00	16,456.00	0.00	100.0%
61100 · Building Reserves	0.00	0.00	0.00	0.0%	112,301.08	112,301.00	0.08	100.0%
Total 61000-1 · Reserves	0.00	0.00	0.00	0.0%	128,757.08	128,757.00	0.08	100.0%
Total Expense	163,594.42	147,103.00	16,491.42	111.21%	422,536.03	422,963.00	-426.97	99.9%
Net Ordinary Income	-160,400.13	-145,744.00	-14,656.13	110.06%	148,211.21	145,747.00	2,464.21	101.69%
Net Income	-160,400.13	-145,744.00	-14,656.13	110.06%	148,211.21	145,747.00	2,464.21	101.69%

My Condominium Association, Inc.
Profit & Loss by Class
 January through February 2021

Account	South	Villas	North	TOTAL
Ordinary Income/Expense				
Income				
40000 · Owner Maintenance Fees	210,600.00	47,328.00	308,064.00	565,992.00
40020 · Late Charge & Interest	390.58	0.00	750.38	1,140.96
40030 · Bank Interest & Dividends	1.62	0.38	2.28	4.28
41000 · Miscellaneous	735.00	50.00	880.00	1,665.00
41010 · Transfer Fees	0.00	0.00	150.00	150.00
49000 · Cable Compensation Agreement	675.00	160.00	960.00	1,795.00
Total Income	212,402.20	47,538.38	310,806.66	570,747.24
Gross Profit	212,402.20	47,538.38	310,806.66	570,747.24
Expense				
51200 · Annual Condo Fees (FI)	540.00	128.00	768.00	1,436.00
51300-1 · Office Supplies				
51300 · Office Supplies & Postage	806.16	191.12	1,146.72	2,144.00
51310 · Bank Charges	9.02	2.14	12.84	24.00
Total 51300-1 · Office Supplies	815.18	193.26	1,159.56	2,168.00
51330 · Board Expenses	69.73	16.53	99.18	185.44
51400-1 · Payroll & Benefits				
51400 · Salaries & Wages	16,929.70	4,012.96	24,077.76	45,020.42
51405 · Employee Benefits	259.39	61.51	369.06	689.96
51415 · Ins/Workers Comp	663.69	157.31	943.86	1,764.86
51420 · Taxes/Payroll	2,171.16	514.59	3,087.54	5,773.29
51422 · Payroll Processing Charge	553.00	131.12	786.72	1,470.84
Total 51400-1 · Payroll & Benefits	20,576.94	4,877.49	29,264.94	54,719.37
51430 · Security Contracts	1,967.25	466.36	2,798.16	5,231.77
51435-1 · Professional Fees				
51435 · Accounting	1,413.88	335.16	2,010.96	3,760.00
51438 · Legal Fees	3,690.30	874.74	5,354.44	9,919.48
Total 51435-1 · Professional Fees	5,104.18	1,209.90	7,365.40	13,679.48
51440-1 · Pool & Tennis				
51440 · Pool Maintenance & Repair	1,663.69	394.33	2,365.98	4,424.00
51450 · Natural Gas	325.13	77.07	462.42	864.62
Total 51440-1 · Pool & Tennis	1,988.82	471.40	2,828.40	5,288.62
51465 · Maint & Janitorial Supplies	367.92	87.20	523.20	978.32
51475 · Golf Cart Expenses	115.91	27.45	164.70	308.06
51480 · Lake/Irrigation Maintenance	1,133.84	268.73	1,612.38	3,014.95
51485 · Telephone (Office & Pools)	105.42	25.00	150.00	280.42
51510 · Common Repair & Maintenance	3,620.04	858.04	5,148.24	9,626.32
51550 · Landscape Contract/Svc	7,526.21	4,044.81	13,303.26	24,874.28

My Condominium Association, Inc.
Profit & Loss by Class
January through February 2021

Account	South	Villas	North	TOTAL
52000-1 · General Insurance (Common)				
52012 · Crime & Theft Insurance	428.29	101.53	609.18	1,139.00
52036 · Directors & Officers	1,198.81	284.17	1,705.02	3,188.00
52070 · Inland Marine	376.02	89.14	534.84	1,000.00
52092 · Umbrella	2,219.28	526.04	3,156.24	5,901.56
52095 · What if Policy	242.20	57.40	344.40	644.00
52097 · Wind Insurance	330.16	78.26	469.56	877.98
Total 52000-1 · General Insurance (Common)	4,794.76	1,136.54	6,819.24	12,750.54
60100 · License/Fire Inspe Fee	403.64	0.00	574.80	978.44
60200-1 · Utilities				
60200 · Electric	4,246.29	1,006.53	6,039.18	11,292.00
60205 · Telephone (Elevators)	582.80	0.00	861.30	1,444.10
60210 · Water	9,338.18	2,213.49	13,280.94	24,832.61
60215 · Sewerage	5,803.59	1,375.65	8,253.90	15,433.14
60220 · Cable TV	18,432.94	4,369.30	26,215.80	49,018.04
Total 60200-1 · Utilities	38,403.80	8,964.97	54,651.12	102,019.89
60230-1 · Insurance (Buildings)				
60240 · Wind Insurance	8,471.10	3,449.78	25,295.76	37,216.64
Total 60230-1 · Insurance (Buildings)	8,471.10	3,449.78	25,295.76	37,216.64
60350 · Fire Protection	1,036.83	0.00	1,826.66	2,863.49
60400 · Elevator Repair & Maint	2,247.84	0.00	3,854.88	6,102.72
60600 · Pest Control	350.00	94.52	567.48	1,012.00
60650 · Trash Removal/Recycle	1,789.66	424.20	2,545.20	4,759.06
60700 · Bldg Repair & Maintenance	869.29	24.96	3,390.89	4,285.14
61000-1 · Reserves			0.00	
61000 · Common Reserves	6,188.19	1,466.83	8,800.98	16,456.00
61100 · Building Reserves	44,916.26	8,333.51	59,051.31	112,301.08
Total 61000-1 · Reserves	51,104.45	9,800.34	67,852.29	128,757.08
Total Expense	153,402.81	36,569.48	232,563.74	422,536.03
Net Ordinary Income	58,999.39	10,968.90	78,242.92	148,211.21
Net Income	58,999.39	10,968.90	78,242.92	148,211.21

My Condominium Association, Inc.
A/P Aging Summary
As of February 28, 2021

Vendor	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
ALLIED UNIVERSAL	576.73	1,153.46	0.00	0.00	0.00	1,730.19
Angel Colon	0.00	0.00	62.46	0.00	0.00	62.46
BB&T VISA	510.41	224.23	0.00	0.00	0.00	734.64
CAROLINA SUMMIT MOUNTAIN WATER	10.70	0.00	0.00	0.00	0.00	10.70
DOUGLAS STRONG	0.00	78.89	0.00	0.00	0.00	78.89
ERIC R. OLIVER ELECTRIC INC	0.00	1,117.00	1,793.00	0.00	0.00	2,910.00
FLORIDA POWER & LIGHTFPL	0.00	5,214.14	0.00	0.00	0.00	5,214.14
HD SUPPLY FACILITIES MAINTENANCE LTD.	0.00	381.04	0.00	0.00	0.00	381.04
HOME DEPOT	922.66	0.00	0.00	0.00	0.00	922.66
HULETT ENVIRONMENTAL SERVICES	0.00	506.00	0.00	0.00	0.00	506.00
OTIS	0.00	660.00	32,656.32	0.00	0.00	33,316.32
SHERWIN-WILLIAMS CO	550.04	0.00	0.00	0.00	0.00	550.04
STAPLES CREDIT PLAN	0.00	191.49	0.00	0.00	0.00	191.49
SUNSHINE PLUMBING SUPPLY	47.95	0.00	0.00	0.00	0.00	47.95
TECO	451.53	0.00	0.00	0.00	0.00	451.53
TOWN OF JUPITERTOWN147	0.00	12,333.08	0.00	0.00	0.00	12,333.08
UNLIMITED SALES INC.	0.00	52.43	0.00	0.00	0.00	52.43
WARD DAMON	9,813.48	0.00	0.00	0.00	0.00	9,813.48
TOTAL	<u>12,883.50</u>	<u>21,911.76</u>	<u>34,511.78</u>	<u>0.00</u>	<u>0.00</u>	<u>69,307.04</u>

My Condominium Association, Inc.

Past Due Report

As of February 28, 2021

<u>Unit</u>	<u>Owner</u>	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
1		0.00	0.00	0.00	0.00	0.01	0.01
2	Owner	0.00	0.00	0.08	0.00	0.00	0.08
3	Data	0.00	0.00	0.26	0.00	0.00	0.26
4	Removed	0.00	0.00	1.64	0.00	0.00	1.64
5		0.00	0.00	1.86	0.00	0.00	1.86
6		0.00	0.00	2.00	0.00	0.00	2.00
7		0.00	0.00	0.00	4.14	0.00	4.14
8		0.00	0.00	0.00	6.00	0.00	6.00
9		0.00	0.00	6.12	0.00	0.00	6.12
10		0.00	0.00	8.89	0.00	0.00	8.89
11		0.00	0.00	9.35	0.00	0.00	9.35
12		0.00	0.00	10.70	0.00	0.00	10.70
13		0.00	0.00	25.00	0.00	0.00	25.00
14		0.00	0.00	25.26	0.00	0.00	25.26
15		0.00	0.00	25.26	0.00	0.00	25.26
16		0.00	0.00	26.99	0.00	0.00	26.99
17		0.00	0.00	29.26	0.00	0.00	29.26
18		0.00	0.00	36.38	0.00	0.00	36.38
19		0.00	0.00	36.55	0.00	0.00	36.55
20		0.00	0.00	103.84	0.00	0.00	103.84
21		0.00	0.00	31.70	235.00	0.00	266.70
22		0.00	0.00	59.22	235.00	0.00	294.22
23		0.00	0.00	339.09	0.00	0.00	339.09
24		0.00	0.00	456.82	0.00	0.00	456.82
25		0.00	0.00	1,101.86	0.00	0.00	1,101.86
26		0.00	0.00	1,552.29	0.00	0.00	1,552.29
TOTAL PAST DUE		0.00	0.00	3,890.42	480.14	0.01	4,370.57
TOTAL PREPAID							-62,600.63
TOTAL NET RECEIVABLE							-58,230.06