

HARBOUR ISLE AT HUTCHINSON ISLAND EAST CONDO ASSN

FINANCIAL STATEMENTS

For the period ending
October 31, 2018

FOR MANAGEMENT PURPOSES ONLY



Notes: 1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.

2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

Balance Sheet 3UE6 HARBOUR ISLE AT HUTCHINSON ISLAND EAST CONDO ASSN 10/31/2018
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FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Boca Raton FL 33487

Account	Description	As of Oct	As Of Sep	Inc/(Dec)
ASSETS				
**CURRENT ASSETS				
10010 80	Cash-Operating CenterState Bank	4,502	4,503	(1)
10010 84	Cash-Operating Union Bank	117,390	30,396	86,994
10014 00	Cash-Money Market	154,930	154,930	0
10200	Due (to) /From Reserves	36,890	36,347	543
10300	Accounts Receivable	15,795	241	15,554
10330 32	Other Receivables Foreclosure	2,928	2,928	0
10390	Allowance/Bad Debts	(145)	(145)	0
10500	Prepaid Insurance	73,014	88,035	(15,022)
10505	Prepaid Expenses	12,055	27,375	(15,320)
10550	A/R Clearing	4,398	4,398	0
10005	Petty Cash	200	200	0
**TOTAL CURRENT ASSETS		\$421,956	\$349,208	\$72,748
**RESTRICTED FUNDS				
12010 218	Cash-Reserves Axos Bank	137,487	137,324	163
12010 241	Cash-Reserves Valley National Bank	191,894	175,490	16,404
12010 241a	Cash-Reserves Valley National Bank	132,990	132,870	120
12010 30	Cash-Reserves Morgan Stanley	344,711	344,105	607
12010 43A	Cash-Reserves Green Bank	149,817	149,590	227
12010 660	Cash-Reserves Mutual of Omaha Bank	148	148	0
12010 665	Cash-Reserves Alliance Bank	25,953	25,940	13
12030 13	Cash-Reserves C.D. Bank United	100,566	100,566	0
12030 519	Cash-Reserves C.D. Oculina Bank	100,000	100,000	0
12030 546	Cash-Reserves C.D. Professional Bank	101,892	101,892	0
12045	Due (To) From Operating	(36,890)	(36,347)	(543)
**TOTAL RESTRICTED FUNDS		\$1,248,569	\$1,231,577	\$16,992
**FIXED ASSETS				
16022 60	Other Fixed Assets Storage Shed	55,000	55,000	0
16090	Accumulated Depr	(5,667)	(5,667)	0
**TOTAL FIXED ASSETS		\$49,333	\$49,333	\$0
**TOTAL ASSETS		\$1,719,859	\$1,630,118	\$89,740
LIABILITIES				
**CURRENT LIABILITIES				
20000	Accounts Payable	0	2,603	(2,603)
20010	Accrued Expenses	39,832	42,925	(3,093)
20030	Insurance Payable	59,967	74,958	(14,992)
20100	Prepaid Assessments	23,044	150,481	(127,437)
20150	Deferred Assessments	232,320	0	232,320
20154	Deferred Storage	4,397	0	4,397
**TOTAL CURRENT LIABILITIES		\$359,560	\$270,967	\$88,593
**RESERVE LIABILITIES				
30000 00	Reserves	1,137,515	1,121,824	15,690

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Account	Description	As of Oct	As Of Sep	Inc/(Dec)
30000 680	Reserves Storage	73,864	73,864	0
30080	Reserve-Interest	37,190	35,888	1,302
**TOTAL RESERVE LIABILITIES		\$1,248,569	\$1,231,577	\$16,992
**TOTAL LIABILITIES		\$1,608,129	\$1,502,545	\$105,585
EQUITY				
**MEMBERS EQUITY				
38880	Fund Balance	175,492	175,492	0
Current Year Net Income/(Loss)		(\$63,762)	(\$47,918)	(\$15,844)
**TOTAL MEMBERS EQUITY		\$111,729	\$127,574	(\$15,844)
**TOTAL LIABILITIES & EQUITY		\$1,719,859	\$1,630,118	\$89,740

***Income Statement**
3UE6 HARBOUR ISLE AT HUTCHINSON
ISLAND EAST CONDO ASSN
10/31/2018

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Boca Raton FL 33487

G/L Account	Description	Oct Actual	Oct Budget	Oct Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
REVENUE								
40000	Owner Assessments	99,926.67	99,927	0	999,266.70	999,270	(3)	1,199,120
40002 00	Reserve Income	16,233.33	16,233	0	162,333.30	162,330	3	194,800
40011	Late Fee Income	500.00	83	417	1,500.00	830	670	1,000
40025	Returned Check Fees	30.00	0	30	60.00	0	60	0
40030	Application Fee	300.00	333	(33)	3,840.00	3,330	510	4,000
40060	Front Key Entry Revenue	0.00	0	0	446.58	0	447	0
40078	Late Fee Interest	0.97	583	(582)	361.89	5,830	(5,468)	7,000
40080	Interest Income	(0.90)	83	(84)	1,248.52	830	419	1,000
40081	Reserve Interest	1,301.50	0	1,302	11,134.36	0	11,134	0
40085	Bad debt Recovery	0.00	0	0	9,854.77	0	9,855	0
40090	Barcode/Swipe Card Income	50.00	83	(33)	1,110.00	830	280	1,000
40115	Administrative Fee	190.00	0	190	190.00	0	190	0
41000	Clubhouse Rental Income	0.00	125	(125)	600.00	1,250	(650)	1,500
41002	37-PH02 Rent	0.00	0	0	8,095.33	0	8,095	0
41005	Storage Income	2,263.34	2,263	0	22,633.38	22,630	3	27,160
42099	Sec Dep Forfeits	0.00	0	0	1,700.00	0	1,700	0
**TOTAL REVENUE		\$120,794.91	\$119,713	\$1,082	\$1,224,374.83	\$1,197,130	\$27,245	\$1,436,580
EXPENSES								
**ADMINISTRATIVE								
50005	Annual Audit	267.00	267	0	5,567.00	2,670	(2,897)	3,200
50011	Property Maintenance Assoc Fee	2,880.00	2,167	(713)	28,800.00	21,670	(7,130)	26,000
50012 00	Bad Debts	0.00	83	83	0.00	830	830	1,000
50015	Bank Charges	0.00	0	0	10.00	0	(10)	0
50045 00	Legal Fees	376.08	667	291	12,673.63	6,670	(6,004)	8,000
50048	Annual Condo Fees	0.00	167	167	1,222.00	1,670	448	2,000
50050 15a	License, Taxes, Permit Elevator Cert	0.00	75	75	900.00	750	(150)	900
50059	Social Events	0.00	83	83	0.00	830	830	1,000
50075	Office Supplies	789.30	650	(139)	9,125.09	6,500	(2,625)	7,800
50100	Screening Fees	253.75	167	(87)	2,608.50	1,670	(939)	2,000
**TOTAL ADMINISTRATIVE		\$4,566.13	\$4,326	(\$240)	\$60,906.22	\$43,260	(\$17,646)	\$51,900
**PROPERTY INSURANCE								
52030	Multiperil Insurance	27,969.34	12,978	(14,991)	148,379.02	129,780	(18,599)	155,740
**TOTAL PROPERTY INSURANCE		\$27,969.34	\$12,978	(\$14,991)	\$148,379.02	\$129,780	(\$18,599)	\$155,740
**UTILITIES								
54050 00	Electricity	5,670.80	5,833	162	59,371.44	58,330	(1,041)	70,000
54070 00	Water & Sewer	21,146.41	18,108	(3,038)	186,552.33	181,080	(5,472)	217,300
54080	Gas/Fuel Oil	50.74	83	32	1,198.81	830	(369)	1,000
54100 00	Telephone	1,017.84	833	(185)	9,280.95	8,330	(951)	10,000
**TOTAL UTILITIES		\$27,885.79	\$24,857	(\$3,029)	\$256,403.53	\$248,570	(\$7,834)	\$298,300
**CONTRACTS								
60013	Cable Television	15,263.42	14,917	(346)	152,622.20	149,170	(3,452)	179,000
60035	Elevator Inspection	0.00	100	100	0.00	1,000	1,000	1,200
60040	Elevator Contract	1,966.92	1,917	(50)	19,497.36	19,170	(327)	23,000
60050	Fire Alarm System	1,180.67	2,108	927	20,496.11	21,080	584	25,300
60075	Contract Service	18,885.48	6,000	(12,885)	73,513.68	60,000	(13,514)	72,000

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10/31/2018

FIRSTSERVICE RESIDENTIAL
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G/L Account	Description	Oct Actual	Oct Budget	Oct Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
60079	Tree & Mangrove Trimming	0.00	667	667	8,060.00	6,670	(1,390)	8,000
60090	Lawn & Irrigation	6,180.00	6,250	70	61,800.00	62,500	700	75,000
61000	Management Services	(2,275.68)	7,667	9,943	67,408.05	76,670	9,262	92,000
61010	Pest Control	(22.00)	323	345	2,723.00	3,230	507	3,880
61020	Pool/Spa Contract	825.00	600	(225)	7,605.00	6,000	(1,605)	7,200
61045 00	Security Services	10,496.64	10,917	420	104,966.40	109,170	4,204	131,000
61055	Trash Removal	3,129.57	3,067	(63)	30,164.85	30,670	505	36,800
**TOTAL CONTRACTS		\$55,630.02	\$54,533	(\$1,097)	\$548,856.65	\$545,330	(\$3,527)	\$654,380
**REPAIRS/MAINTENANCE								
70005	R&M-Air Conditioning	0.00	250	250	85.00	2,500	2,415	3,000
70230	Irrigation Maint	253.52	333	79	2,715.31	3,330	615	4,000
70025	R&M-Building	(2,974.19)	1,083	4,057	22,196.68	10,830	(11,367)	13,000
70030	R&M Clubhouse	0.00	167	167	2,732.27	1,670	(1,062)	2,000
70040	R&M-Elevator	1,735.00	83	(1,652)	7,706.50	830	(6,877)	1,000
70043 68a	Repairs/Maintenance Pool	0.00	417	417	11,194.72	4,170	(7,025)	5,000
70043 69	Repairs/Maintenance Signs	174.64	33	(142)	486.23	330	(156)	400
70048 87	R&M Equipment Exercise	0.00	250	250	1,534.87	2,500	965	3,000
70054	R&M-Gate	0.00	167	167	1,083.04	1,670	587	2,000
70065	R&M-Golf Cart	0.00	100	100	2,047.72	1,000	(1,048)	1,200
70068	R&M-Lighting	0.00	167	167	5,002.54	1,670	(3,333)	2,000
70100	R&M-Pool Furn/Equip	734.46	125	(609)	3,013.12	1,250	(1,763)	1,500
70135	Landscaping Plant Replacement	0.00	417	417	13,497.50	4,170	(9,328)	5,000
70179	Mulch/Soil	0.00	500	500	0.00	5,000	5,000	6,000
70288	Miscellaneous Exp.	0.00	250	250	2,620.00	2,500	(120)	3,000
70216	Janitorial Service & Supplies	711.16	833	122	8,288.80	8,330	41	10,000
**TOTAL REPAIRS/MAINTENANCE		\$634.59	\$5,175	\$4,540	\$84,204.30	\$51,750	(\$32,454)	\$62,100
**RECREATION CENTER								
70108 05	Storage Garages Bldg Rpr/Maint	288.00	107	(181)	1,551.06	1,070	(481)	1,281
70108 14	Storage Garages Electric	0.00	125	125	1,403.97	1,250	(154)	1,500
70108 27	Storage Garages Insurance	2,044.00	1,022	(1,022)	11,242.00	10,220	(1,022)	12,259
70108 35a	Storage Garages Landscape Maint	0.00	100	100	182.00	1,000	818	1,200
70108 42	Storage Garages Office	64.67	83	18	667.75	830	162	1,000
70108 43	Storage Garages Pest Control	22.00	10	(12)	22.00	100	78	120
70108 76	Storage Garages Accountant/Bookkeeper	0.00	83	83	664.00	830	166	1,000
70201 17	Storage Garages Fire Control System	0.00	83	83	187.00	830	643	1,000
**TOTAL RECREATION CENTER		\$2,418.67	\$1,613	(\$806)	\$15,919.78	\$16,130	\$210	\$19,360
**TOTAL OPERATING EXPENSES		\$119,104.54	\$103,482	(\$15,623)	\$1,114,669.50	\$1,034,820	(\$79,850)	\$1,241,780
**RESERVE TRANSFERS								
80000 00	Reserve Transfers	16,233.33	16,233	0	162,333.30	162,330	(3)	194,800
80001	Reserve Interest	1,301.50	0	(1,302)	11,134.36	0	(11,134)	0
**TOTAL RESERVE TRANSFERS		\$17,534.83	\$16,233	(\$1,302)	\$173,467.66	\$162,330	(\$11,138)	\$194,800
**TOTAL EXPENSES		\$136,639.37	\$119,715	(\$16,924)	\$1,288,137.16	\$1,197,150	(\$90,987)	\$1,436,580
NET INCOME/(LOSS)		(\$15,844.46)	(\$2)	(\$15,842)	(\$63,762.33)	(\$20)	(\$63,742)	\$0