

# HARBOUR ISLE AT HUTCHINSON ISLAND EAST CONDO ASSN

## FINANCIAL STATEMENTS

For the period ending  
May 31, 2019

**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  
 05/31/2019

FIRSTSERVICE RESIDENTIAL  
 C/O FIRSTSERVICE RESIDENTIAL  
 Boca Raton FL 33487

| Account                            | Description                          | As of<br>May       | As Of<br>Apr       | Inc/(Dec)          |
|------------------------------------|--------------------------------------|--------------------|--------------------|--------------------|
| <b>ASSETS</b>                      |                                      |                    |                    |                    |
| <b>**CURRENT ASSETS</b>            |                                      |                    |                    |                    |
| 10010 80                           | Cash-Operating CenterState Bank      | 4,136              | 4,259              | (122)              |
| 10010 84                           | Cash-Operating Union Bank            | 194,339            | 287,374            | (93,035)           |
| 10014 00                           | Cash-Money Market                    | 81,122             | 80,985             | 138                |
| 10200                              | Due (to) /From Reserves              | (76,744)           | (60,510)           | (16,233)           |
| 10300                              | Accounts Receivable                  | 1,961              | 7,755              | (5,794)            |
| 10390                              | Allowance/Bad Debts                  | (132)              | (95)               | (37)               |
| 10500                              | Prepaid Insurance                    | 164,261            | 180,145            | (15,883)           |
| 10505                              | Prepaid Expenses                     | 7,559              | 29,584             | (22,026)           |
| 10549                              | A/P Clearing                         | 3,557              | 1,756              | 1,802              |
| 10550                              | A/R Clearing                         | 4,398              | 4,398              | 0                  |
| 10005                              | Petty Cash                           | 200                | 200                | 0                  |
| <b>**TOTAL CURRENT ASSETS</b>      |                                      | <b>\$384,659</b>   | <b>\$535,850</b>   | <b>(\$151,191)</b> |
| <b>**RESTRICTED FUNDS</b>          |                                      |                    |                    |                    |
| 12010 218                          | Cash-Reserves Axos Bank              | 50,348             | 50,285             | 64                 |
| 12010 241                          | Cash-Reserves Valley National Bank   | 2,155              | 2,153              | 2                  |
| 12010 241a                         | Cash-Reserves Valley National Bank   | 769                | 768                | 1                  |
| 12010 30                           | Cash-Reserves Morgan Stanley         | 349,297            | 348,618            | 680                |
| 12010 43A                          | Cash-Reserves Veritex Community      | 35,719             | 35,653             | 65                 |
| 12010 612A                         | Cash-Reserves Servis First Bank      | 246,413            | 245,995            | 418                |
| 12010 660                          | Cash-Reserves Mutual of Omaha Bank   | 148                | 148                | 0                  |
| 12010 665                          | Cash-Reserves Alliance Bank          | 14,109             | 14,102             | 7                  |
| 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                  |
| 12034                              | Cash-Reserves CD                     | 246,193            | 246,193            | 0                  |
| 12045                              | Due (To) From Operating              | 76,744             | 60,510             | 16,233             |
| <b>**TOTAL RESTRICTED FUNDS</b>    |                                      | <b>\$1,324,354</b> | <b>\$1,306,884</b> | <b>\$17,470</b>    |
| <b>**FIXED ASSETS</b>              |                                      |                    |                    |                    |
| 16022 60                           | Other Fixed Assets Storage Shed      | 55,000             | 55,000             | 0                  |
| 16090                              | Accumulated Depr                     | (7,667)            | (7,667)            | 0                  |
| <b>**TOTAL FIXED ASSETS</b>        |                                      | <b>\$47,333</b>    | <b>\$47,333</b>    | <b>\$0</b>         |
| <b>**TOTAL ASSETS</b>              |                                      | <b>\$1,756,347</b> | <b>\$1,890,068</b> | <b>(\$133,721)</b> |
| <b>LIABILITIES</b>                 |                                      |                    |                    |                    |
| <b>**CURRENT LIABILITIES</b>       |                                      |                    |                    |                    |
| 20000                              | Accounts Payable                     | 0                  | 13,259             | (13,259)           |
| 20010                              | Accrued Expenses                     | 38,094             | 41,645             | (3,551)            |
| 20030                              | Insurance Payable                    | 123,811            | 139,287            | (15,476)           |
| 20100                              | Prepaid Assessments                  | 39,090             | 35,345             | 3,745              |
| 20150                              | Deferred Assessments                 | 124,800            | 249,600            | (124,800)          |
| 20154                              | Deferred Storage                     | 2,199              | 4,397              | (2,199)            |
| <b>**TOTAL CURRENT LIABILITIES</b> |                                      | <b>\$327,994</b>   | <b>\$483,534</b>   | <b>(\$155,540)</b> |

|  |
|--|
| <b>Balance Sheet</b><br><b>3UE6 HARBOUR ISLE AT HUTCHINSON</b><br><b>ISLAND EAST CONDO ASSN</b><br><b>05/31/2019</b> |
|--|

FIRSTSERVICE RESIDENTIAL  
C/O FIRSTSERVICE RESIDENTIAL  
Boca Raton FL 33487

| Account                                 | Description      | As of<br>May       | As Of<br>Apr       | Inc/(Dec)          |
|---|------------------|--------------------|--------------------|--------------------|
| <b>**RESERVE LIABILITIES</b>            |                  |                    |                    |                    |
| 30000 00                                | Reserves         | 1,192,642          | 1,179,659          | 12,983             |
| 30000 680                               | Reserves Storage | 84,914             | 81,664             | 3,250              |
| 30080                                   | Reserve-Interest | 46,798             | 45,561             | 1,237              |
| <b>**TOTAL RESERVE LIABILITIES</b>      |                  | <b>\$1,324,354</b> | <b>\$1,306,884</b> | <b>\$17,470</b>    |
| <b>**TOTAL LIABILITIES</b>              |                  | <b>\$1,652,348</b> | <b>\$1,790,418</b> | <b>(\$138,070)</b> |
| <b>EQUITY</b>                           |                  |                    |                    |                    |
| <b>**MEMBERS EQUITY</b>                 |                  |                    |                    |                    |
| 38880                                   | Fund Balance     | 72,661             | 72,661             | 0                  |
| Current Year Net Income/(Loss)          |                  | \$31,338           | \$26,989           | \$4,349            |
| <b>**TOTAL MEMBERS EQUITY</b>           |                  | <b>\$103,999</b>   | <b>\$99,650</b>    | <b>\$4,349</b>     |
| <b>**TOTAL LIABILITIES &amp; EQUITY</b> |                  | <b>\$1,756,347</b> | <b>\$1,890,068</b> | <b>(\$133,721)</b> |

Income Statement Budget vs Actual  
 3UE6 HARBOUR ISLE AT HUTCHINSON  
 ISLAND EAST CONDO ASSN  
 05/31/2019

FIRSTSERVICE RESIDENTIAL  
 C/O FIRSTSERVICE RESIDENTIAL  
 Boca Raton FL 33487

| G/L<br>Account                    | Description                          | May<br>Actual    | May<br>Budget    | May<br>Variance  | YTD<br>Actual    | YTD<br>Budget    | YTD<br>Variance  |
|-----------------------------------|--------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| <b>REVENUE</b>                    |                                      |                  |                  |                  |                  |                  |                  |
| 40000                             | Owner Assessments                    | 108,567          | 108,567          | 0                | 542,833          | 542,835          | (2)              |
| 40002 00                          | Reserve Income                       | 16,233           | 16,233           | 0                | 81,167           | 81,165           | 2                |
| 40011                             | Late Fee Income                      | 0                | 83               | (83)             | 450              | 415              | 35               |
| 40025                             | Returned Check Fees                  | 0                | 0                | 0                | 160              | 0                | 160              |
| 40030                             | Application Fee                      | 400              | 375              | 25               | 900              | 1,875            | (975)            |
| 40078                             | Late Fee Interest                    | 85               | 250              | (165)            | 513              | 1,250            | (737)            |
| 40080                             | Interest Income                      | 138              | 125              | 13               | 1,192            | 625              | 567              |
| 40081                             | Reserve Interest                     | 1,237            | 0                | 1,237            | 6,639            | 0                | 6,639            |
| 40090                             | Barcode/Swipe Card Income            | 15               | 83               | (68)             | 510              | 415              | 95               |
| 40115                             | Administrative Fee                   | 75               | 0                | 75               | 530              | 0                | 530              |
| 41000                             | Clubhouse Rental Income              | 0                | 83               | (83)             | 750              | 415              | 335              |
| 41005                             | Storage Income                       | 2,257            | 2,263            | (6)              | 11,089           | 11,315           | (226)            |
| <b>**TOTAL REVENUE</b>            |                                      | <b>\$129,006</b> | <b>\$128,062</b> | <b>\$944</b>     | <b>\$646,734</b> | <b>\$640,310</b> | <b>\$6,424</b>   |
| <b>EXPENSES</b>                   |                                      |                  |                  |                  |                  |                  |                  |
| <b>**ADMINISTRATIVE</b>           |                                      |                  |                  |                  |                  |                  |                  |
| 50005                             | Annual Audit                         | 267              | 267              | 0                | 1,335            | 1,335            | 0                |
| 50011                             | Property Maintenance Assoc Fee       | 2,880            | 2,880            | 0                | 14,400           | 14,400           | 0                |
| 50012 00                          | Bad Debts                            | 83               | 83               | 0                | 777              | 415              | (362)            |
| 50015                             | Bank Charges                         | 45               | 0                | (45)             | 50               | 0                | (50)             |
| 50045 00                          | Legal Fees                           | 995              | 750              | (245)            | (2,527)          | 3,750            | 6,277            |
| 50048                             | Annual Condo Fees                    | 96               | 167              | 71               | 480              | 835              | 355              |
| 50050 15a                         | License, Taxes, Permit Elevator Cert | 1,091            | 75               | (1,016)          | 1,091            | 375              | (716)            |
| 50075                             | Office Supplies                      | 430              | 833              | 403              | 4,182            | 4,165            | (17)             |
| 50100                             | Screening Fees                       | 181              | 250              | 69               | 548              | 1,250            | 702              |
| <b>**TOTAL ADMINISTRATIVE</b>     |                                      | <b>\$6,069</b>   | <b>\$5,305</b>   | <b>(\$764)</b>   | <b>\$20,336</b>  | <b>\$26,525</b>  | <b>\$6,189</b>   |
| <b>**PROPERTY INSURANCE</b>       |                                      |                  |                  |                  |                  |                  |                  |
| 52030                             | Multiperil Insurance                 | 15,883           | 13,333           | (2,550)          | 74,629           | 66,665           | (7,964)          |
| <b>**TOTAL PROPERTY INSURANCE</b> |                                      | <b>\$15,883</b>  | <b>\$13,333</b>  | <b>(\$2,550)</b> | <b>\$74,629</b>  | <b>\$66,665</b>  | <b>(\$7,964)</b> |
| <b>**UTILITIES</b>                |                                      |                  |                  |                  |                  |                  |                  |
| 54050 00                          | Electricity                          | 5,653            | 5,833            | 180              | 29,350           | 29,165           | (185)            |
| 54070 00                          | Water & Sewer                        | 10,203           | 12,500           | 2,297            | 57,874           | 62,500           | 4,626            |
| 54070 30                          | Water & Sewer Irrigation             | 7,205            | 6,167            | (1,038)          | 36,893           | 30,835           | (6,058)          |
| 54080                             | Gas/Fuel Oil                         | 44               | 83               | 39               | 260              | 415              | 155              |
| 54100 00                          | Telephone                            | 864              | 833              | (31)             | 4,618            | 4,165            | (453)            |
| <b>**TOTAL UTILITIES</b>          |                                      | <b>\$23,968</b>  | <b>\$25,416</b>  | <b>\$1,448</b>   | <b>\$128,994</b> | <b>\$127,080</b> | <b>(\$1,914)</b> |
| <b>**CONTRACTS</b>                |                                      |                  |                  |                  |                  |                  |                  |
| 60013                             | Cable Television                     | 15,854           | 15,513           | (341)            | 79,732           | 77,565           | (2,167)          |
| 60035                             | Elevator Inspection                  | 100              | 100              | 0                | 400              | 500              | 100              |
| 60040                             | Elevator Contract                    | 2,026            | 2,000            | (26)             | 9,953            | 10,000           | 47               |
| 60050                             | Fire Alarm System                    | 1,282            | 2,417            | 1,135            | 7,099            | 12,085           | 4,986            |
| 60066                             | Health Benefits                      | 1,458            | 1,374            | (84)             | 7,290            | 6,870            | (420)            |
| 60079                             | Tree & Mangrove Trimming             | 0                | 917              | 917              | 0                | 4,585            | 4,585            |
| 60090                             | Lawn & Irrigation                    | 6,365            | 6,438            | 73               | 31,727           | 32,190           | 463              |
| 61000                             | Management Services                  | 7,000            | 7,000            | 0                | 35,545           | 35,000           | (545)            |
| 61001                             | Maintenance & Janitorial             | 7,820            | 6,667            | (1,153)          | 38,544           | 33,335           | (5,209)          |

Income Statement Budget vs Actual  
 3UE6 HARBOUR ISLE AT HUTCHINSON  
 ISLAND EAST CONDO ASSN  
 05/31/2019

FIRSTSERVICE RESIDENTIAL  
 C/O FIRSTSERVICE RESIDENTIAL  
 Boca Raton FL 33487

| G/L<br>Account                     | Description                           | May<br>Actual    | May<br>Budget    | May<br>Variance  | YTD<br>Actual     | YTD<br>Budget    | YTD<br>Variance  |
|------------------------------------|---------------------------------------|------------------|------------------|------------------|-------------------|------------------|------------------|
| 61004                              | Administrative                        | 0                | 1,639            | 1,639            | 2,279             | 8,195            | 5,916            |
| 61010                              | Pest Control                          | 288              | 323              | 35               | 1,451             | 1,615            | 164              |
| 61020                              | Pool/Spa Contract                     | 825              | 833              | 8                | 4,125             | 4,165            | 40               |
| 61045 00                           | Security Services                     | 11,591           | 10,917           | (674)            | 57,357            | 54,585           | (2,772)          |
| 61055                              | Trash Removal                         | 2,883            | 3,067            | 184              | 14,898            | 15,335           | 437              |
| <b>**TOTAL CONTRACTS</b>           |                                       | <b>\$57,492</b>  | <b>\$59,205</b>  | <b>\$1,713</b>   | <b>\$290,399</b>  | <b>\$296,025</b> | <b>\$5,626</b>   |
| <b>**REPAIRS/MAINTENANCE</b>       |                                       |                  |                  |                  |                   |                  |                  |
| 70005                              | R&M-Air Conditioning                  | 0                | 333              | 333              | 49                | 1,665            | 1,616            |
| 70025                              | R&M-Building                          | 2,087            | 1,667            | (420)            | 13,222            | 8,335            | (4,887)          |
| 70030                              | R&M Clubhouse                         | 0                | 167              | 167              | 118               | 835              | 717              |
| 70040                              | R&M-Elevator                          | 0                | 493              | 493              | 1,153             | 2,465            | 1,312            |
| 70043 68a                          | Repairs/Maintenance Pool              | 155              | 417              | 262              | 532               | 2,085            | 1,553            |
| 70043 69                           | Repairs/Maintenance Signs             | 0                | 83               | 83               | 0                 | 415              | 415              |
| 70048 87                           | R&M Equipment Exercise                | 0                | 417              | 417              | 742               | 2,085            | 1,343            |
| 70054                              | R&M-Gate                              | 80               | 417              | 337              | 2,466             | 2,085            | (381)            |
| 70065                              | R&M-Golf Cart                         | 107              | 292              | 185              | 107               | 1,460            | 1,353            |
| 70068                              | R&M-Lighting                          | 0                | 333              | 333              | 591               | 1,665            | 1,074            |
| 70100                              | R&M-Pool Furn/Equip                   | 23               | 125              | 102              | 23                | 625              | 602              |
| 70135                              | Landscaping Plant Replacement         | 0                | 624              | 624              | 1,593             | 3,120            | 1,528            |
| 70179                              | Mulch/Soil                            | 0                | 500              | 500              | 0                 | 2,500            | 2,500            |
| 70217                              | Janitorial Supplies                   | 174              | 250              | 76               | 2,519             | 1,250            | (1,269)          |
| 70230                              | Irrigation Maint                      | 65               | 417              | 352              | 1,939             | 2,085            | 146              |
| 70288                              | Miscellaneous Exp.                    | 729              | 417              | (312)            | 886               | 2,085            | 1,199            |
| <b>**TOTAL REPAIRS/MAINTENANCE</b> |                                       | <b>\$3,420</b>   | <b>\$6,952</b>   | <b>\$3,532</b>   | <b>\$25,939</b>   | <b>\$34,760</b>  | <b>\$8,821</b>   |
| <b>**RECREATION CENTER</b>         |                                       |                  |                  |                  |                   |                  |                  |
| 70108 05                           | Storage Garages Bldg Rpr/Maint        | 126              | 80               | (46)             | 126               | 400              | 274              |
| 70108 14                           | Storage Garages Electric              | 153              | 125              | (28)             | 682               | 625              | (57)             |
| 70108 27                           | Storage Garages Insurance             | 0                | 1,167            | 1,167            | 0                 | 5,835            | 5,835            |
| 70108 35a                          | Storage Garages Landscape Maint       | 0                | 33               | 33               | 100               | 165              | 65               |
| 70108 42                           | Storage Garages Office                | 58               | 58               | 0                | 290               | 290              | 0                |
| 70108 43                           | Storage Garages Pest Control          | 17               | 17               | 0                | 74                | 85               | 11               |
| 70108 76                           | Storage Garages Accountant/Bookkeeper | 0                | 58               | 58               | 175               | 290              | 115              |
| 70201 17                           | Storage Garages Fire Control System   | 0                | 83               | 83               | 253               | 415              | 162              |
| <b>**TOTAL RECREATION CENTER</b>   |                                       | <b>\$354</b>     | <b>\$1,621</b>   | <b>\$1,267</b>   | <b>\$1,701</b>    | <b>\$8,105</b>   | <b>\$6,404</b>   |
| <b>**RESERVE TRANSFERS</b>         |                                       |                  |                  |                  |                   |                  |                  |
| 80000 00                           | Reserve Transfers                     | 16,233           | 16,233           | 0                | 81,167            | 81,165           | (2)              |
| 80001                              | Reserve Interest                      | 1,237            | 0                | (1,237)          | 6,639             | 0                | (6,639)          |
| <b>**TOTAL RESERVE TRANSFERS</b>   |                                       | <b>\$17,470</b>  | <b>\$16,233</b>  | <b>(\$1,237)</b> | <b>\$87,806</b>   | <b>\$81,165</b>  | <b>(\$6,641)</b> |
| <b>**PRIOR YEAR ACTIVITY</b>       |                                       |                  |                  |                  |                   |                  |                  |
| 70298 00                           | Prior Year Expense                    | 0                | 0                | 0                | (14,407)          | 0                | 14,407           |
| <b>**TOTAL PRIOR YEAR ACTIVITY</b> |                                       | <b>\$0</b>       | <b>\$0</b>       | <b>\$0</b>       | <b>(\$14,407)</b> | <b>\$0</b>       | <b>\$14,407</b>  |
| <b>**TOTAL EXPENSES</b>            |                                       | <b>\$124,657</b> | <b>\$128,065</b> | <b>\$3,408</b>   | <b>\$615,396</b>  | <b>\$640,325</b> | <b>\$24,929</b>  |
| <b>NET INCOME/(LOSS)</b>           |                                       | <b>\$4,349</b>   | <b>(\$3)</b>     | <b>\$4,352</b>   | <b>\$31,338</b>   | <b>(\$15)</b>    | <b>\$31,353</b>  |

\* 12\_Month Report  
 3UE6 HARBOUR ISLE AT HUTCHINSON ISLAND EAST  
 CONDO ASSN  
 05/31/2019

FIRSTSERVICE RESIDENTIAL  
 C/O FIRSTSERVICE RESIDENTIAL  
 Boca Raton FL 33487

| G/L<br>Account                    | Description                       | Jan              | Feb              | Mar              | Apr              | May              | Jun        | Jul        | Aug        | Sep        | Oct        | Nov        | Dec        | Total            | Annual<br>Budget   |
|-----------------------------------|-----------------------------------|------------------|------------------|------------------|------------------|------------------|------------|------------|------------|------------|------------|------------|------------|------------------|--------------------|
| <b>REVENUE</b>                    |                                   |                  |                  |                  |                  |                  |            |            |            |            |            |            |            |                  |                    |
| 40000                             | Owner Assessments                 | 108,567          | 108,567          | 108,567          | 108,567          | 108,567          | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 542,833          | 1,302,804          |
| 40002 00                          | Reserve Income                    | 16,233           | 16,233           | 16,233           | 16,233           | 16,233           | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 81,167           | 194,796            |
| 40011                             | Late Fee Income                   | 0                | 0                | 0                | 450              | 0                | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 450              | 1,000              |
| 40025                             | Returned Check Fees               | 130              | 0                | 0                | 30               | 0                | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 160              | 0                  |
| 40030                             | Application Fee                   | 0                | 0                | 300              | 200              | 400              | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 900              | 4,500              |
| 40078                             | Late Fee Interest                 | 0                | 281              | 85               | 62               | 85               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 513              | 3,000              |
| 40080                             | Interest Income                   | 661              | 124              | 137              | 133              | 138              | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 1,192            | 1,500              |
| 40081                             | Reserve Interest                  | 0                | 1,773            | 2,432            | 1,197            | 1,237            | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 6,639            | 0                  |
| 40090                             | Barcode/Swipe Card Income         | 230              | 150              | 50               | 65               | 15               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 510              | 1,000              |
| 40115                             | Administrative Fee                | 0                | 0                | 325              | 130              | 75               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 530              | 0                  |
| 41000                             | Clubhouse Rental Income           | 0                | 450              | 150              | 150              | 0                | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 750              | 1,000              |
| 41005                             | Storage Income                    | 2,257            | 2,257            | 2,257            | 2,063            | 2,257            | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 11,089           | 27,160             |
| <b>**TOTAL REVENUE</b>            |                                   | <b>\$128,078</b> | <b>\$129,835</b> | <b>\$130,536</b> | <b>\$129,280</b> | <b>\$129,006</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$646,734</b> | <b>\$1,536,760</b> |
| <b>EXPENSES</b>                   |                                   |                  |                  |                  |                  |                  |            |            |            |            |            |            |            |                  |                    |
| <b>**ADMINISTRATIVE</b>           |                                   |                  |                  |                  |                  |                  |            |            |            |            |            |            |            |                  |                    |
| 50005                             | Annual Audit                      | 267              | 267              | 267              | 267              | 267              | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 1,335            | 3,200              |
| 50011                             | Property Maintenance Assoc Fee    | 2,880            | 2,880            | 2,880            | 2,880            | 2,880            | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 14,400           | 34,560             |
| 50012 00                          | Bad Debts                         | 443              | 83               | 83               | 83               | 83               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 777              | 1,000              |
| 50015                             | Bank Charges                      | 5                | 0                | 0                | 0                | 45               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 50               | 0                  |
| 50045 00                          | Legal Fees                        | 0                | (6,321)          | 1,357            | 1,442            | 995              | 0          | 0          | 0          | 0          | 0          | 0          | 0          | (2,527)          | 9,000              |
| 50048                             | Annual Condo Fees                 | 96               | 96               | 96               | 96               | 96               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 480              | 2,000              |
| 50050 15a                         | License, Taxes, Permit Elevator C | 0                | 0                | 0                | 0                | 1,091            | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 1,091            | 900                |
| 50075                             | Office Supplies                   | 2,166            | 148              | 463              | 976              | 430              | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 4,182            | 10,000             |
| 50100                             | Screening Fees                    | 0                | 109              | 149              | 109              | 181              | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 548              | 3,000              |
| <b>**TOTAL ADMINISTRATIVE</b>     |                                   | <b>\$5,857</b>   | <b>(\$2,738)</b> | <b>\$5,296</b>   | <b>\$5,852</b>   | <b>\$6,069</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$20,336</b>  | <b>\$63,660</b>    |
| <b>**PROPERTY INSURANCE</b>       |                                   |                  |                  |                  |                  |                  |            |            |            |            |            |            |            |                  |                    |
| 52030                             | Multiperil Insurance              | 15,022           | 13,568           | 15,037           | 15,119           | 15,883           | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 74,629           | 160,000            |
| <b>**TOTAL PROPERTY INSURANCE</b> |                                   | <b>\$15,022</b>  | <b>\$13,568</b>  | <b>\$15,037</b>  | <b>\$15,119</b>  | <b>\$15,883</b>  | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$74,629</b>  | <b>\$160,000</b>   |

**\* 12\_Month Report**  
**3UE6 HARBOUR ISLE AT HUTCHINSON ISLAND EAST**  
**CONDO ASSN**  
**05/31/2019**

FIRSTSERVICE RESIDENTIAL  
 C/O FIRSTSERVICE RESIDENTIAL  
 Boca Raton FL 33487

| G/L Account                  | Description               | Jan             | Feb             | Mar             | Apr             | May             | Jun        | Jul        | Aug        | Sep        | Oct        | Nov        | Dec        | Total            | Annual Budget    |
|------------------------------|---------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------|------------|------------|------------|------------|------------|------------|------------------|------------------|
| <b>**UTILITIES</b>           |                           |                 |                 |                 |                 |                 |            |            |            |            |            |            |            |                  |                  |
| 54050 00                     | Electricity               | 6,045           | 5,801           | 5,977           | 5,873           | 5,653           | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 29,350           | 70,000           |
| 54070 00                     | Water & Sewer             | 12,175          | 11,500          | 12,043          | 11,953          | 10,203          | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 57,874           | 150,000          |
| 54070 30                     | Water & Sewer Irrigation  | 12,398          | 4,298           | 7,023           | 5,969           | 7,205           | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 36,893           | 74,000           |
| 54080                        | Gas/Fuel Oil              | 0               | 106             | 0               | 110             | 44              | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 260              | 1,000            |
| 54100 00                     | Telephone                 | 741             | 1,122           | 1,052           | 838             | 864             | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 4,618            | 10,000           |
| <b>**TOTAL UTILITIES</b>     |                           | <b>\$31,359</b> | <b>\$22,828</b> | <b>\$26,095</b> | <b>\$24,744</b> | <b>\$23,968</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$128,994</b> | <b>\$305,000</b> |
| <b>**CONTRACTS</b>           |                           |                 |                 |                 |                 |                 |            |            |            |            |            |            |            |                  |                  |
| 60013                        | Cable Television          | 15,819          | 16,506          | 15,603          | 15,951          | 15,854          | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 79,732           | 186,160          |
| 60035                        | Elevator Inspection       | 0               | 0               | 200             | 100             | 100             | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 400              | 1,200            |
| 60040                        | Elevator Contract         | 1,967           | 1,967           | 1,967           | 2,026           | 2,026           | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 9,953            | 24,000           |
| 60050                        | Fire Alarm System         | 1,299           | 1,322           | 2,015           | 1,181           | 1,282           | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 7,099            | 29,000           |
| 60066                        | Health Benefits           | 1,458           | 1,458           | 1,458           | 1,458           | 1,458           | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 7,290            | 16,488           |
| 60079                        | Tree & Mangrove Trimming  | 0               | 0               | 0               | 0               | 0               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 0                | 11,000           |
| 60090                        | Lawn & Irrigation         | 6,365           | 6,365           | 6,365           | 6,265           | 6,365           | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 31,727           | 77,250           |
| 61000                        | Management Services       | 7,175           | 7,175           | 7,195           | 7,000           | 7,000           | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 35,545           | 84,000           |
| 61001                        | Maintenance & Janitorial  | 9,867           | 6,553           | 6,906           | 7,398           | 7,820           | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 38,544           | 80,000           |
| 61004                        | Administrative            | 928             | 846             | 968             | (464)           | 0               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 2,279            | 19,668           |
| 61010                        | Pest Control              | 288             | 282             | 305             | 288             | 288             | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 1,451            | 3,880            |
| 61020                        | Pool/Spa Contract         | 825             | 825             | 825             | 825             | 825             | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 4,125            | 10,000           |
| 61045 00                     | Security Services         | 11,756          | 11,494          | 11,284          | 11,231          | 11,591          | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 57,357           | 131,000          |
| 61055                        | Trash Removal             | 3,004           | 3,002           | 3,005           | 3,005           | 2,883           | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 14,898           | 36,800           |
| <b>**TOTAL CONTRACTS</b>     |                           | <b>\$60,751</b> | <b>\$57,796</b> | <b>\$58,096</b> | <b>\$56,264</b> | <b>\$57,492</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$290,399</b> | <b>\$710,446</b> |
| <b>**REPAIRS/MAINTENANCE</b> |                           |                 |                 |                 |                 |                 |            |            |            |            |            |            |            |                  |                  |
| 70230 00                     | Irrigation Maint          | 1,055           | 778             | 0               | 41              | 65              | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 1,939            | 5,000            |
| 70005                        | R&M-Air Conditioning      | 0               | 0               | 0               | 49              | 0               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 49               | 4,000            |
| 70025                        | R&M-Building              | 329             | 1,251           | 5,560           | 3,994           | 2,087           | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 13,222           | 20,000           |
| 70030                        | R&M Clubhouse             | 118             | 0               | 0               | 0               | 0               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 118              | 2,000            |
| 70040                        | R&M-Elevator              | 0               | 0               | 1,153           | 0               | 0               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 1,153            | 5,913            |
| 70043 68a                    | Repairs/Maintenance Pool  | 46              | 912             | 200             | (781)           | 155             | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 532              | 5,000            |
| 70043 69                     | Repairs/Maintenance Signs | 0               | 0               | 0               | 0               | 0               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 0                | 1,000            |

\* 12\_Month Report  
 3UE6 HARBOUR ISLE AT HUTCHINSON ISLAND EAST  
 CONDO ASSN  
 05/31/2019

FIRSTSERVICE RESIDENTIAL  
 C/O FIRSTSERVICE RESIDENTIAL  
 Boca Raton FL 33487

| G/L Account                        | Description                       | Jan              | Feb             | Mar               | Apr              | May              | Jun        | Jul        | Aug        | Sep        | Oct        | Nov        | Dec        | Total             | Annual Budget      |
|------------------------------------|-----------------------------------|------------------|-----------------|-------------------|------------------|------------------|------------|------------|------------|------------|------------|------------|------------|-------------------|--------------------|
| 70048 87                           | R&M Equipment Exercise            | 119              | 543             | 64                | 16               | 0                | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 742               | 5,000              |
| 70054                              | R&M-Gate                          | 0                | 350             | 101               | 1,935            | 80               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 2,466             | 5,000              |
| 70065                              | R&M-Golf Cart                     | 0                | 0               | 0                 | 0                | 107              | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 107               | 3,500              |
| 70068                              | R&M-Lighting                      | 375              | 174             | 0                 | 43               | 0                | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 591               | 4,000              |
| 70100                              | R&M-Pool Furn/Equip               | 0                | 0               | 0                 | 0                | 23               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 23                | 1,500              |
| 70135                              | Landscaping Plant Replacement     | 0                | 1,593           | 0                 | 0                | 0                | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 1,593             | 7,485              |
| 70179                              | Mulch/Soil                        | 0                | 0               | 0                 | 0                | 0                | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 0                 | 6,000              |
| 70217                              | Janitorial Supplies               | 293              | 852             | 423               | 776              | 174              | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 2,519             | 3,000              |
| <b>**TOTAL REPAIRS/MAINTENANCE</b> |                                   | <b>\$2,335</b>   | <b>\$6,452</b>  | <b>\$7,502</b>    | <b>\$6,072</b>   | <b>\$2,691</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$25,053</b>   | <b>\$78,398</b>    |
| <b>**RECREATION CENTER</b>         |                                   |                  |                 |                   |                  |                  |            |            |            |            |            |            |            |                   |                    |
| 70108 05                           | Storage Garages Bldg Rpr/Maint    | 0                | 0               | 0                 | 0                | 126              | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 126               | 960                |
| 70108 14                           | Storage Garages Electric          | 131              | 120             | 131               | 147              | 153              | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 682               | 1,500              |
| 70108 27                           | Storage Garages Insurance         | 1,022            | 0               | (1,022)           | 0                | 0                | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 0                 | 14,000             |
| 70108 35a                          | Storage Garages Landscape Maint   | 0                | 0               | 0                 | 100              | 0                | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 100               | 400                |
| 70108 42                           | Storage Garages Office            | 58               | 58              | 58                | 58               | 58               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 290               | 700                |
| 70108 43                           | Storage Garages Pest Control      | 17               | 23              | 0                 | 17               | 17               | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 74                | 200                |
| 70108 76                           | Storage Garages Accountant/Boo    | 0                | 0               | 0                 | 175              | 0                | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 175               | 700                |
| 70201 17                           | Storage Garages Fire Control Syst | 253              | 0               | 0                 | 0                | 0                | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 253               | 1,000              |
| <b>**TOTAL RECREATION CENTER</b>   |                                   | <b>\$1,481</b>   | <b>\$201</b>    | <b>(\$833)</b>    | <b>\$497</b>     | <b>\$354</b>     | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$1,701</b>    | <b>\$19,460</b>    |
| <b>**TOTAL OPERATING EXPENSES</b>  |                                   | <b>\$116,805</b> | <b>\$98,106</b> | <b>\$111,194</b>  | <b>\$108,548</b> | <b>\$106,458</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$541,112</b>  | <b>\$1,336,964</b> |
| <b>**RESERVE TRANSFERS</b>         |                                   |                  |                 |                   |                  |                  |            |            |            |            |            |            |            |                   |                    |
| 80000 00                           | Reserve Transfers                 | 16,233           | 16,233          | 16,233            | 16,233           | 16,233           | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 81,167            | 194,796            |
| 80001                              | Reserve Interest                  | 0                | 1,773           | 2,432             | 1,197            | 1,237            | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 6,639             | 0                  |
| <b>**TOTAL RESERVE TRANSFERS</b>   |                                   | <b>\$16,233</b>  | <b>\$18,007</b> | <b>\$18,665</b>   | <b>\$17,431</b>  | <b>\$17,470</b>  | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$87,806</b>   | <b>\$194,796</b>   |
| <b>**PRIOR YEAR ACTIVITY</b>       |                                   |                  |                 |                   |                  |                  |            |            |            |            |            |            |            |                   |                    |
| 70298 00                           | Prior Year Expense                | 0                | 0               | (17,036)          | 2,628            | 0                | 0          | 0          | 0          | 0          | 0          | 0          | 0          | (14,407)          | 0                  |
| <b>**TOTAL PRIOR YEAR ACTIVITY</b> |                                   | <b>\$0</b>       | <b>\$0</b>      | <b>(\$17,036)</b> | <b>\$2,628</b>   | <b>\$0</b>       | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>\$0</b> | <b>(\$14,407)</b> | <b>\$0</b>         |



\* 12\_Month Report  
 3UE6 HARBOUR ISLE AT HUTCHINSON ISLAND EAST  
 CONDO ASSN  
 05/31/2019

FIRSTSERVICE RESIDENTIAL  
 C/O FIRSTSERVICE RESIDENTIAL  
 Boca Raton FL 33487

| G/L Account       | Description | Jan              | Feb             | Mar             | Apr          | May            | Jun        | Jul        | Aug        | Sep        | Oct        | Nov        | Dec        | Total           | Annual Budget |
|-------------------|-------------|------------------|-----------------|-----------------|--------------|----------------|------------|------------|------------|------------|------------|------------|------------|-----------------|---------------|
| **TOTAL EXPENSES  |             | \$133,039        | \$116,113       | \$112,823       | \$128,607    | \$123,928      | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$0        | \$614,510       | \$1,531,760   |
| NET INCOME/(LOSS) |             | <u>(\$5,085)</u> | <u>\$13,722</u> | <u>\$17,713</u> | <u>\$640</u> | <u>\$4,349</u> | <u>\$0</u> | <u>\$0</u> | <u>\$0</u> | <u>\$0</u> | <u>\$0</u> | <u>\$0</u> | <u>\$0</u> | <u>\$31,338</u> | <u>\$0</u>    |