

	Jan - Dec 19
Ordinary Income/Expense	
Income	
4000 · ASSESSMENTS INCOME	
4010 · Insurance Assessment	202,752.00
4020 · Monthly Maintenance Fee Income	531,960.00
4030 · Insurance Deductable	90,288.00
4035 · Long Term Repair / Replacement	153,648.00
Total 4000 · ASSESSMENTS INCOME	978,648.00
4050 · Doubtful Acct	-53,900.00
4100 · Cable TV Remote Control Sales	450.00
4200 · Interest Income	500.00
4300 · LATE FEES - INCOME	
4310 · Finance Charges Fees	35,000.00
Total 4300 · LATE FEES - INCOME	35,000.00
4500 · MISC - INCOME	
4535 · Fine Assessments	500.00
4540 · Gate & Mail Keys Fee Income	500.00
4543 · Gate Remote	0.00
4545 · Laundry Income	2,500.00
4599 · Cleaning Income	300.00
Total 4500 · MISC - INCOME	3,800.00
4600 · RENTAL INCOME	
4610 · Apt A - Rental Income	7,800.00
4620 · Apt B - Rental Income	7,800.00
4630 · Apt C - Rental Income	10,800.00
4650 · Lobby Apt - Rental Income	3,600.00
Total 4600 · RENTAL INCOME	30,000.00
4700 · REPAIRS - UNIT INCOME	
4710 · Repairs Income - Owner Payments	2,500.00
Total 4700 · REPAIRS - UNIT INCOME	2,500.00
4809 · Returned Check Charges	600.00
Total Income	997,598.00
Gross Profit	997,598.00
Expense	
5000 · ADMINISTRATIVE (OPERATING EXPS)	
5050 · Depreciation Expense	60,000.00
5100 · ASSOCIATION' EXPENSE	
5110 · Annual & Board Meeting Expenses	4,000.00
Total 5100 · ASSOCIATION' EXPENSE	4,000.00

	Jan - Dec 19
5200 · INSURANCE EXPENSE	
5210 · Auto Insurance	2,703.00
5220 · Comm. General Liability Ins.	14,793.46
5230 · Crime Bond Insurance	1,890.00
5240 · Director's & Off's Gen Liab Ins	28,879.50
5250 · Excess Liability Comm Ins	3,957.00
5260 · Property Insurance	516,091.00
Total 5200 · INSURANCE EXPENSE	568,313.96
5400 · LICENSES & FEES	
5420 · Fees & Licenses	300.00
Total 5400 · LICENSES & FEES	300.00
5500 · MISCELLANEOUS	
5510 · Advertising	600.00
5530 · Bank Charges	14,300.00
5595 · Taxes	2,000.00
Total 5500 · MISCELLANEOUS	16,900.00
5600 · OFFICE EXPENSE	
5605 · Security Cameras	2,400.00
5610 · Computer	1,500.00
5615 · Dues & Subscriptions	474.00
5620 · Office Expense - Misc	1,500.00
5655 · Postage	150.00
Total 5600 · OFFICE EXPENSE	6,024.00
5800 · PROFESSIONAL FEES	
5810 · Accounting	6,240.00
5820 · Audit	7,000.00
5830 · Engineering	500.00
5840 · Legal	
5840.5 · Collections	10,000.00
5840.6 · Mediation Settlement	500.00
5840.7 · Legal - Other	12,000.00
Total 5840 · Legal	22,500.00
Total 5800 · PROFESSIONAL FEES	36,240.00
5900 · SALARIES & WAGES (Admin)	
5910 · Administration	106,574.00
5920 · Bonuses	6,000.00
Total 5900 · SALARIES & WAGES (Admin)	112,574.00
5995 · TELEPHONE / FAX COMMUNICATIONS	5,000.00
Total 5000 · ADMINISTRATIVE (OPERATING EX...	809,351.96

	Jan - Dec 19
6000 · MAINTENANCE EXPENSES	
6050 · Auto Expenses - Chevy (old)	
6055 · Gas	700.00
6060 · Registration	350.00
6070 · Repairs & Maint.	500.00
Total 6050 · Auto Expenses - Chevy (old)	1,550.00
6051 · Auto Expense- Ford (new)	
6052 · Gas	1,000.00
6053 · Registration	250.00
6054 · Repairs & Maint	450.00
Total 6051 · Auto Expense- Ford (new)	1,700.00
6150 · CLEANING SUPPLIES	3,000.00
6200 · COMMON AREA EXPENSES	
6210 · BLDG Repairs & Maint	10,000.00
6225 · Equipment & Tools	1,500.00
6235 · Landscaping	18,000.00
6240 · Paint & Paint Supplies	3,000.00
6245 · Signage	500.00
6250 · Contract Labor	5,000.00
Total 6200 · COMMON AREA EXPENSES	38,000.00
6270 · Exterminating	8,820.00
6280 · INSURANCE - EE	
6283 · Health Insurance	84,370.22
Total 6280 · INSURANCE - EE	84,370.22
6300 · MISCELLANEOUS EXPENSE	
6315 · Laundry Expense	750.00
Total 6300 · MISCELLANEOUS EXPENSE	750.00
6350 · PAYROLL BENEFITS	
6358 · Uniforms	1,000.00
Total 6350 · PAYROLL BENEFITS	1,000.00
6400 · PAYROLL TAXES	
6405 · FICA Expense	27,760.13
6410 · FUTA Expense	687.72
6415 · Medicare	6,492.29
6430 · VIESA	6,000.00
6435 · Workman's Compensation	3,600.00
Total 6400 · PAYROLL TAXES	44,540.14

	Jan - Dec 19
6500 · RENTAL APT. EXPENSES	
6505 · Apt A Expenses	300.00
6510 · Apt B Expenses	300.00
6515 · Apt C Expenses	300.00
6520 · Lobby Apt	300.00
Total 6500 · RENTAL APT. EXPENSES	1,200.00
6600 · REPAIRS & MAINTENANCE	
6602 · Replacement Maintenance Reserve	62,000.00
6605 · Gate - Repairs & Maintenance	3,000.00
6620 · Pool Maintenance	1,500.00
Total 6600 · REPAIRS & MAINTENANCE	66,500.00
6640 · TRASH REMOVAL	
6610 · Trash Removal	7,000.00
Total 6640 · TRASH REMOVAL	7,000.00
6670 · SALARIES & WAGES (Maint.)	
6673 · Maintenance Wages	213,408.00
6675 · Security Wages	127,762.00
Total 6670 · SALARIES & WAGES (Maint.)	341,170.00
6700 · UTILITIES	
6705 · Electricity - St C	17,500.00
6710 · Propane Gas	4,430.00
Total 6700 · UTILITIES	21,930.00
6800 · WATER	
6810 · W.A.P.A. Water	50,000.00
6830 · Water Testing	3,000.00
Total 6800 · WATER	53,000.00
Total 6000 · MAINTENANCE EXPENSES	674,530.36
Total Expense	1,483,882.32
Net Ordinary Income	-486,284.32
Other Income/Expense	
Other Income	
7000 · Other Income - Hurricane Maria	197,416.00
Total Other Income	197,416.00
Net Other Income	197,416.00
Net Income	-288,868.32