

Yacht Harbour Condominium
05/31/2020

(All Accounts Balances are Unaudited)

<u>Included Reports</u>	<u>Copies</u>
COMPARATIVE BALANCE SHEET	1
INCOME & EXPENSES	1
PARKING BACKLOT INCOME STATEMENT	1
12 Month Income Statement	1
GL Bank Reconciliation	1
RM Delinquent by Entity	1
AP Aging	1
AP Check History	1
RM Security Deposit	1



Yacht Harbour Condominium
COMPARATIVE BALANCE SHEET
05/31/2020

c/o KW Property Management
8200 NW 33rd Street, Suite 300
Miami FL 33122

KW Property Management & Cons.
8200 NW 33rd Street, Suite 300
Doral FL 33122

		Current Month	Prior Month	Variance
CURRENT ASSETS				
OPERATING CASH				
10017	Operating - City National	27,324.41	57,557.61	(30,233.20)
10018	Operating - City National ICS	1,154,864.08	1,096,533.66	58,330.42
10033	Due to RSV from OPR	21,588.10	20,963.87	624.23
10039	Due to 2013 Spcl Assmt from OPR	(1,286.08)	5,749.59	(7,035.67)
	Total Operating Cash	1,202,490.51	1,180,804.73	21,685.78
RESERVE CASH				
10051	Reserve - Wells Fargo	391.88	391.88	0.00
10054	Reserve - City National	100,000.00	100,000.00	0.00
10055	Reserve - City National ICS	201,461.98	187,315.35	14,146.63
10056	Reserve - Morgan Stanley CDs	1,032,011.62	1,030,658.03	1,353.59
10074	Due from OPR to RSV	(21,588.10)	(20,963.87)	(624.23)
	Total Reserve Cash	1,312,277.38	1,297,401.39	14,875.99
SPECIAL ASSESSMENT CASH				
10135	Special Assessment - City National	50,000.00	50,000.00	0.00
10136	Special Assessment - City National ICS	4,464.63	10,204.27	(5,739.64)
10142	Due from OPR to 2013 Spcl Assmt	1,286.08	(5,749.59)	7,035.67
	Total Special Assessment	55,750.71	54,454.68	1,296.03
RECEIVABLES				
11000	Accounts Receivable	34,202.74	37,227.92	(3,025.18)
11000.1	Accounts Receivable - Special Assmt	14,693.51	16,479.59	(1,786.08)
11001	Allowance for Bad Debt	(17,713.21)	(16,879.88)	(833.33)
11002	Allowance for Bad Debts - Special Assmt	(6,671.84)	(6,671.84)	0.00
11170	Other Receivables	7,294.21	25,498.01	(18,203.80)
	Total Receivables	31,805.41	55,653.80	(23,848.39)
	Total Current Assets	2,602,324.01	2,588,314.60	14,009.41
OTHER CURRENT ASSETS				
13000	Prepaid Expenses	290.85	290.85	0.00
13010	Prepaid Insurance	577.50	25,829.03	(25,251.53)
	Total Other Current Asset	868.35	26,119.88	(25,251.53)
LONG-TERM ASSETS				
14013	Parking Lot Improvements	260,848.99	260,848.99	0.00
14020	Accumulated Depreciation	(143,579.16)	(143,042.58)	(536.58)
17015	Loan Closing Costs - City National	6,848.38	6,848.38	0.00
17016	Accumulated Loan Amort - City National	(6,848.38)	(6,848.38)	0.00
	Total Long-Term Assets	117,269.83	117,806.41	(536.58)
	TOTAL ASSETS	2,720,462.19	2,732,240.89	(11,778.70)



**Yacht Harbour Condominium
COMPARATIVE BALANCE SHEET
05/31/2020**

c/o KW Property Management
8200 NW 33rd Street, Suite 300
Miami FL 33122

KW Property Management & Cons.
8200 NW 33rd Street, Suite 300
Doral FL 33122

		Current Month	Prior Month	Variance
LIABILITIES				
CURRENT LIABILITIES				
21010	Accounts Payable	30,962.79	20,253.36	10,709.43
21020	Accrued Expenses	42,547.78	84,389.39	(41,841.61)
21050	Collections & Other Admin. Fees	660.00	660.00	0.00
21083	Insurance Claim - Irma Flood Claim	45,890.55	45,890.55	0.00
21084	Insurance Claim - 6/18/18 AC Riser Flood	855,407.43	855,407.43	0.00
21140	Prepaid Maintenance	45,718.19	46,179.10	(460.91)
	Total Current Liabilities	1,021,186.74	1,052,779.83	(31,593.09)
LONG-TERM LIABILITIES				
25510	AT&T Compensation Agreement	18,257.00	18,595.10	(338.10)
	Total Long-Term Liabilities	18,257.00	18,595.10	(338.10)
SPECIAL ASSESSMENTS				
28010.1	2013 Spcl Assmt Retained Earnings	39,409.71	39,409.71	0.00
28012	2013 Spcl Assmt Bank Interest	287.80	277.85	9.95
28013	2013 Spcl Assmt Interest Income	17,245.75	17,245.75	0.00
28014	2013 Spcl Assmt Late Fees	3,050.00	3,525.00	(475.00)
28021	2013 Spcl Assmt Exp-Contingency	(2,809.58)	(2,809.58)	0.00
28025	2013 Spcl Assmt Exp-Bad Debt	22,174.06	22,174.06	0.00
28026	2013 Spcl Assmt Exp-Loan Interest	(15,588.40)	(15,588.40)	0.00
	Total Special Assessments	63,769.34	64,234.39	(465.05)
	TOTAL LIABILITES	1,103,213.08	1,135,609.32	(32,396.24)
DEFERRED REPLACEMENT RESERVE				
31100	Deferred Capital Replacement	1,194,033.13	1,179,157.14	14,875.99
32150	Carpet	80,766.25	80,766.25	0.00
32781	Roof	37,478.00	37,478.00	0.00
	Total Deferred Replacement Reserve	1,312,277.38	1,297,401.39	14,875.99
CURRENT YEAR RESERVE ACTIVITY				
31126	Reserve Income	98,702.72	78,578.71	20,124.01
31127	Reserve Expense	(109,872.50)	(88,284.40)	(21,588.10)
32570.1	Current Year Interest Earned	11,169.78	9,705.69	1,464.09
	Total Current Year Reserve Activity	0.00	0.00	0.00
	Total Reserves	1,312,277.38	1,297,401.39	14,875.99
	TOTAL LIABILITIES & RESERVE	2,415,490.46	2,433,010.71	(17,520.25)
FUND BALANCE				
	Current Income (Loss)	3,701.28	(2,040.27)	5,741.55
38500	Prior Year Adjustment	(7,512.42)	(7,512.42)	0.00
39000	Retained Earnings	308,782.87	308,782.87	0.00
	Total Fund Balances	304,971.73	299,230.18	5,741.55
	TOTAL LIABILITIES & FUND BALANCES	2,720,462.19	2,732,240.89	(11,778.70)



**426 Yacht Harbour Condominium
INCOME & EXPENSES
05/31/2020**

c/o KW Property Management
8200 NW 33rd Street, Suite 300
Miami FL 33122

KW Property Management & Cons.
8200 NW 33rd Street, Suite 300
Doral FL 33122

	Actual	Current Period Budget	Variance \$	Actual	Year to Date Budget	Variance \$	Annual Budget
INCOME							
41100 Maintenance Fees	140,682.84	140,683	(0.16)	703,414.20	703,415	(0.80)	1,688,194
41110 Reserves	35,000.00	35,000	0.00	175,000.00	175,000	0.00	420,000
42084 Cable Comp Agreement Income	338.10	0	338.10	1,690.50	0	1,690.50	0
42200 Finance Charges	0.00	259	(259.00)	0.00	1,295	(1,295.00)	3,103
42322 Interest Income	506.68	1,000	(493.32)	4,888.92	5,000	(111.08)	12,000
42440 Late Fee Income	(425.00)	250	(675.00)	825.00	1,250	(425.00)	3,000
42443 Laundry Income	0.00	750	(750.00)	0.00	3,750	(3,750.00)	9,000
42520 Non-Sufficient Fee Income	0.00	0	0.00	(75.00)	0	(75.00)	0
42560 Other Income	0.00	167	(167.00)	50.00	835	(785.00)	2,000
42564 Parking Income - Backlot	25,523.10	20,000	5,523.10	99,659.47	100,000	(340.53)	240,000
42721 Screening Fees Income	0.00	38	(38.00)	96.00	190	(94.00)	450
TOTAL INCOME	201,625.72	198,147	3,478.72	985,549.09	990,735	(5,185.91)	2,377,747
EXPENSES							
ADMINISTRATIVE EXPENSES							
51010 Accounting Fees	891.67	892	0.33	7,150.85	4,530	(2,620.85)	10,774
51011 Accounting Fees - Backlot	108.33	108	(0.33)	541.65	470	(71.65)	1,226
51026 Corporate Annual Report	0.00	5	5.00	0.00	25	25.00	60
51040 Bad Debt	833.33	833	(0.33)	4,166.65	4,165	(1.65)	10,000
51050 Bank Charges	25.00	42	17.00	170.00	210	40.00	500
51079 Coupon Books	0.00	0	0.00	828.75	500	(328.75)	500
51087 Depreciation Expense	536.58	0	(536.58)	2,682.90	0	(2,682.90)	0
51090 Engineering Fees	0.00	125	125.00	0.00	625	625.00	1,500
51110 Fees Payable to Division	0.00	0	0.00	568.00	568	0.00	568
51129 Income Taxes	19,851.00	1,333	(18,518.00)	19,851.00	6,665	(13,186.00)	16,000
51150 Legal & Professional Fees	2,240.00	1,667	(573.00)	6,246.70	8,335	2,088.30	20,000
51152 Legal Fees - Collections	0.00	83	83.00	142.15	415	272.85	1,000
51160 Licenses/Permits	711.60	146	(565.60)	711.60	730	18.40	1,750
51170 Office Supplies/Expense	1,154.43	196	(958.43)	1,992.01	980	(1,012.01)	2,356
51170.1 Office Supplies/Expenses - Backlot	41.67	42	0.33	213.29	210	(3.29)	500
51171 Office Equipment	234.87	275	40.13	1,439.76	1,375	(64.76)	3,300
51191 Parking Passes - Backlot	544.47	1,750	1,205.53	5,710.67	8,750	3,039.33	21,000
51200 Postage/Delivery	0.00	367	367.00	1,396.96	1,835	438.04	4,400
51236 Reserve Study	0.00	0	0.00	1,000.00	1,000	0.00	1,000
51301 Distribution to Federation	3,695.05	5,072	1,376.95	20,110.44	25,360	5,249.56	60,858
Total Administrative Expenses	30,868.00	12,936	(17,932.00)	74,923.38	66,748	(8,175.38)	157,292
UTILITIES							
60011 Electricity	6,915.90	6,646	(269.90)	33,777.85	33,230	(547.85)	79,754
60011.1 Electricity - Backlot	187.19	167	(20.19)	935.95	835	(100.95)	2,000
60030 Telephone	280.94	212	(68.94)	1,562.03	1,060	(502.03)	2,544
60030.1 Telephone - Backlot	25.00	25	0.00	125.00	125	0.00	300
60050 Water & Sewer	4,139.21	5,000	860.79	20,784.36	25,000	4,215.64	60,000
Total Utilities	11,548.24	12,050	501.76	57,185.19	60,250	3,064.81	144,598
CONTRACTS							
70010 Air Conditioning	750.00	584	(166.00)	1,450.00	2,920	1,470.00	7,008
70030 Cable TV	14,790.58	14,914	123.42	74,075.86	74,570	494.14	178,970
70067 Computer Processing	255.00	421	166.00	1,755.00	2,105	350.00	5,052
70068 Cooling Tower Water Conditioning	290.85	277	(13.85)	1,454.25	1,385	(69.25)	3,324
70090 Elevator Contract	1,120.00	1,130	10.00	5,600.00	5,650	50.00	13,558
70100 Fire Equipment & Alarm	425.00	320	(105.00)	1,700.00	1,600	(100.00)	3,840
70114 Fire Alarm Monitoring	0.00	0	0.00	433.35	433	(0.35)	960
70122 Florists	96.30	321	224.70	1,380.30	1,605	224.70	3,852
70160 Generator	148.78	83	(65.78)	297.56	415	117.44	991
70175 Gym Contract	65.98	66	0.02	329.91	330	0.09	792
70183 Interior Plants	107.00	107	0.00	535.00	535	0.00	1,284
70210 Landscaping Service	3,045.50	3,046	0.50	15,227.50	15,230	2.50	36,550
70210.1 Landscape Service - Backlot	537.50	538	0.50	2,687.50	2,690	2.50	6,450
70220 Laundry Equipment	430.14	430	(0.14)	2,150.70	2,150	(0.70)	5,160
70239 Management Services	1,381.27	1,420	38.73	6,906.35	6,932	25.65	16,872
70239.1 Overhead Fee KWPM	137.00	137	0.00	685.00	685	0.00	1,644
70239.2 Web Hosting & Internet	250.00	250	0.00	1,250.00	1,250	0.00	3,000
70243 Roof Top Anchors Inspection	0.00	35	35.00	0.00	175	175.00	420
70246 Management Fees - Backlot	240.98	250	9.02	1,204.90	1,226	21.10	2,976
70275 Odor Control	99.00	99	0.00	495.00	495	0.00	1,188
70300 Pest Control	445.20	445	(0.20)	2,376.00	2,225	(151.00)	5,340
70301 Outdoor Landscape Pest Control & Fe	375.00	375	0.00	1,875.00	1,875	0.00	4,500



**426 Yacht Harbour Condominium
INCOME & EXPENSES
05/31/2020**

c/o KW Property Management
8200 NW 33rd Street, Suite 300
Miami FL 33122

KW Property Management & Cons.
8200 NW 33rd Street, Suite 300
Doral FL 33122

	----- Actual	Current Period Budget	----- Variance \$	----- Actual	Year to Date Budget	----- Variance \$	----- Annual Budget
70330 Pool	450.00	950	500.00	4,250.00	4,750	500.00	11,400
70360 Roof Preventative Maintenance	0.00	0	0.00	1,050.00	1,050	0.00	2,100
70400 Trash Chute	285.00	285	0.00	1,425.00	1,425	0.00	3,420
70401 Trash Chute Cleaning	0.00	0	0.00	1,400.00	1,396	(4.00)	2,796
70402 Trash/Recycling Collection	884.45	898	13.55	5,230.70	4,490	(740.70)	10,776
70421 Window Services	0.00	0	0.00	1,440.00	1,440	0.00	2,880
<i>Total Contracts</i>	<u>26,610.53</u>	<u>27,381</u>	<u>770.47</u>	<u>138,664.88</u>	<u>141,032</u>	<u>2,367.12</u>	<u>337,103</u>
INSURANCE							
72000 Insurance	25,270.13	26,738	1,467.87	126,184.86	133,690	7,505.14	320,856
72055 Insurance - Backlot	611.40	611	(0.40)	3,057.00	3,055	(2.00)	7,332
<i>Total Insurance</i>	<u>25,881.53</u>	<u>27,349</u>	<u>1,467.47</u>	<u>129,241.86</u>	<u>136,745</u>	<u>7,503.14</u>	<u>328,188</u>
MAINTENANCE AND REPAIRS							
80005 Access Control	0.00	333	333.00	248.69	1,665	1,416.31	3,996
80010 Air Conditioning	(150.00)	417	567.00	1,300.00	2,085	785.00	5,004
80080 Electrical	0.00	500	500.00	1,889.50	2,500	610.50	6,000
80090 Elevators	0.00	250	250.00	270.00	1,250	980.00	3,000
80100 Fire Equipment	0.00	500	500.00	1,941.00	2,500	559.00	6,000
80150 Gate System	0.00	208	208.00	1,353.22	1,040	(313.22)	2,496
80161 General Maintenance & Repairs	1,134.28	2,375	1,240.72	13,503.43	11,875	(1,628.43)	28,500
80176 Gym Supplies	0.00	42	42.00	1,659.52	210	(1,449.52)	504
80182 Janitorial Supplies	0.00	167	167.00	1,579.70	835	(744.70)	2,004
80210 Outdoor Landscaping	0.00	250	250.00	577.80	1,250	672.20	3,000
80232 Life Safety Equipment	123.35	333	209.65	1,088.85	1,665	576.15	3,996
80233 Lighting	0.00	250	250.00	1,142.47	1,250	107.53	3,000
80279.1 One-time extra supplies	1,490.47	0	(1,490.47)	5,273.32	0	(5,273.32)	0
80279.3 One-time-Other	1,506.54	0	(1,506.54)	3,463.97	0	(3,463.97)	0
80320 Plumbing	0.00	1,333	1,333.00	20,718.70	6,665	(14,053.70)	15,996
80330 Pool Repairs	0.00	117	117.00	0.00	585	585.00	1,404
80360 Roof	0.00	125	125.00	0.00	625	625.00	1,500
80398 Uniforms	88.77	250	161.23	88.77	1,250	1,161.23	3,000
80399 Trash Chute Cleaning/Repairs	267.50	333	65.50	917.45	1,665	747.55	3,996
82000 Social Functions	28.00	83	55.00	255.85	415	159.15	996
<i>Total Maintenance and Repairs</i>	<u>4,488.91</u>	<u>7,866</u>	<u>3,377.09</u>	<u>57,272.24</u>	<u>39,330</u>	<u>(17,942.24)</u>	<u>94,392</u>
SALARIES							
89000 Payroll Expenses	58,157.27	71,351	13,193.73	332,911.81	356,755	23,843.19	856,214
89000.1 Payroll Expenses - Backlot	3,329.69	3,330	0.31	16,648.45	16,650	1.55	39,960
<i>Total Salaries</i>	<u>61,486.96</u>	<u>74,681</u>	<u>13,194.04</u>	<u>349,560.26</u>	<u>373,405</u>	<u>23,844.74</u>	<u>896,174</u>
TOTAL EXPENSES	<u>160,884.17</u>	<u>162,263</u>	<u>1,378.83</u>	<u>806,847.81</u>	<u>817,510</u>	<u>10,662.19</u>	<u>1,957,747</u>
RESERVES							
94050 Reserve Transfer	35,000.00	35,000	0.00	175,000.00	175,000	0.00	420,000
<i>Total Reserves</i>	<u>35,000.00</u>	<u>35,000</u>	<u>0.00</u>	<u>175,000.00</u>	<u>175,000</u>	<u>0.00</u>	<u>420,000</u>
Net Income (Loss)	<u>5,741.55</u>	<u>884</u>	<u>4,857.55</u>	<u>3,701.28</u>	<u>(1,775)</u>	<u>5,476.28</u>	<u>0</u>