

	Jan 21	Feb 21	TOTAL
Income			
4001 · Unit 1 Assessment	18,870.00	18,615.00	37,485.00
4002 · Unit 2 Assessments	24,480.00	25,245.00	49,725.00
4003 · Unit 3 Assessments	23,970.00	23,970.00	47,940.00
4004 · Unit 4 Assessments	18,870.00	18,623.00	37,493.00
4005 · Rental Unit Income	600.00	600.00	1,200.00
4200 · Late Fees	150.00	125.00	275.00
4390 · Admin. Fees	0.00	850.00	850.00
4400 · Interest Income	11.02	9.73	20.75
4401 · Interest Income-Unit 1	0.74	0.70	1.44
4402 · Interest Income-Unit 2	2.01	1.83	3.84
4403 · Interest Income-Unit 3	1.12	1.06	2.18
4404 · Interest Income-Unit 4	3.48	3.17	6.65
4900 · Miscellaneous Income	164.00	144.00	308.00
Total Income	87,122.37	88,188.49	175,310.86
Gross Profit	87,122.37	88,188.49	175,310.86
Expense			
Expense for Utilities			
5210 · Water/Sewer (Utilities)	745.49	762.19	1,507.68
5211 · Water-Unit 1 (Utilities)	4,056.44	4,504.14	8,560.58
5212 · Water-Unit 2 (Utilities)	4,740.44	5,035.12	9,775.56
5213 · Water-Unit 3 (Utilities)	5,422.91	5,952.68	11,375.59
5214 · Water-Unit 4 (Utilities)	3,934.09	4,237.12	8,171.21
5220 · Electricity (Utilities)	3,272.33	3,301.56	6,573.89
5260 · Trash Removal (Utilities)	0.00	1,203.10	1,203.10
Total Expense for Utilities	22,171.70	24,995.91	47,167.61
Maintenance - Contract/Oper.			
5300 · Maint - Landscaping	6,542.00	6,542.00	13,084.00
5305 · Maint - Weed Control	0.00	3,447.06	3,447.06
5315 · Maint - Landscape Replace	0.00	2,028.98	2,028.98
5330 · Maint - Irrigation Serv.	240.00	0.00	240.00
5370 · Maint- Exterminating	0.00	760.00	760.00
Total Maintenance - Contract/Oper.	6,782.00	12,778.04	19,560.04
Maintenance - General Repairs			
5460 · Maint - Supplies	303.36	159.50	462.86
5466 · Maint - Pool Cleaning	2,343.25	2,343.25	4,686.50
5469 · Maint - Pool Repairs	0.00	975.00	975.00
5490 · Maint - Irrig. Repairs	994.16	4,049.18	5,043.34
5495 · Maint - Building Repair	0.00	120.00	120.00
5560 · Maint - Plumbing	607.05	0.00	607.05
5561 · Maint - Plumbing Unit 1	0.00	262.50	262.50
5562 · Maint - Plumbing Unit 2	771.20	1,863.75	2,634.95
5563 · Maint - Plumbing Unit 3	478.29	725.00	1,203.29
5640 · Maint - Miscellaneous	0.00	136.27	136.27
5675 · Maint - Vacant Property	255.00	255.00	510.00
Total Maintenance - General Repairs	5,752.31	10,889.45	16,641.76
Personnel Expenses			
6805 · Manager Salary	4,307.70	4,307.70	8,615.40
6810 · Maintenance Wages	3,154.00	3,040.00	6,194.00
6820 · Health Insurance	562.00	558.00	1,120.00
6825 · Workman's Comp Insurance	203.15	203.16	406.31
6850 · Payroll Taxes	570.82	562.09	1,132.91
6851 · Federal Unemployment Tax	44.77	34.39	79.16
6852 · Florida Unemployment	21.64	16.62	38.26
Total Personnel Expenses	8,864.08	8,721.96	17,586.04
Professional			
7010 · Professional Fees	1,375.00	1,375.00	2,750.00
7020 · Insurance - Liability	40,274.52	0.00	40,274.52
7070 · Security Services	170.00	0.00	170.00

	Jan 21	Feb 21	TOTAL
7200 · Legal Fees	50.50	379.65	430.15
Total Professional	41,870.02	1,754.65	43,624.67
Professional Administrative			
7290 · Dues & Subscriptions	0.00	149.90	149.90
7430 · Office Supplies	67.58	552.38	619.96
7435 · Printing & Reproduction	51.80	57.95	109.75
7440 · Cellular Telephone	50.00	50.00	100.00
7450 · Postage & Delivery	68.54	109.06	177.60
7460 · Internet Connection	172.25	172.25	344.50
7490 · Contingency - Unexpected Exp.	1,057.47	0.00	1,057.47
7620 · Bank Charges	131.49	149.49	280.98
7693 · Corporation Fees	0.00	61.25	61.25
Total Professional Administrative	1,599.13	1,302.28	2,901.41
Reserve Expenses			
8031 · Resrv Exp-Replumbing #1	250.00	0.00	250.00
8032 · Resrv Exp-Replumbing #2	250.00	0.00	250.00
8033 · Resrv Exp-Replumbing #3	250.00	0.00	250.00
8034 · Resrv-Replumbing #4	250.00	0.00	250.00
8040 · Resrv-Paving	1,663.00	0.00	1,663.00
8050 · Resrv-Painting	94.00	0.00	94.00
8051 · Resrv Exp-Painting Unit 1	444.00	0.00	444.00
8052 · Resrv Exp-Painting Unit 2	493.00	0.00	493.00
8053 · Resrv Exp-Painting Unit 3	524.00	0.00	524.00
8054 · Resrv Exp-Painting Unit 4	415.00	0.00	415.00
8060 · Resrv-Roof	222.00	0.00	222.00
8061 · Resrv Exp-Roof Unit 1	1,724.00	0.00	1,724.00
8062 · Resrv Exp-Roof Unit 2	1,879.00	0.00	1,879.00
8063 · Resrv Exp-Roof Unit 3	2,065.00	0.00	2,065.00
8064 · Resrv Exp-Roof Unit 4	1,440.00	0.00	1,440.00
8075 · Reserve - Sealcoating	875.00	0.00	875.00
8100 · Resrv-Pool Resurface	700.00	0.00	700.00
8105 · Resrv-Pool Pavers	318.00	0.00	318.00
8240 · Resrv-Insurance	12,500.00	30,000.00	42,500.00
8291 · Resrv-Termite Unit 1	173.00	0.00	173.00
8292 · Resrv-Termite Unit 2	187.00	0.00	187.00
8293 · Resrv Exp-Termite Unit 3	199.00	0.00	199.00
8294 · Resrv Exp-Termite Unit 4	157.00	0.00	157.00
Total Reserve Expenses	27,072.00	30,000.00	57,072.00
Total Expense	114,111.24	90,442.29	204,553.53
Net Income	-26,988.87	-2,253.80	-29,242.67