

# The Manor House at 50 Biscayne Condominium Association, Inc.

## Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Revenues</b>							
400000 - Association Fees	65,824.98	65,825.00	(.02)	592,424.82	592,425.00	(.18)	789,900.00
401000 - Special Assessment	147.20	-	147.20	238,675.20	240,000.00	(1,324.80)	240,000.00
411000 - Capital Contributions	-	-	-	4,368.14	3,000.00	1,368.14	4,000.00
420000 - Interest Income	1.50	1.00	.50	14.81	9.00	5.81	12.00
430000 - Late Fee	61.55	150.00	(88.45)	785.68	1,350.00	(564.32)	1,800.00
430010 - Late Fee Interest	10.77	15.00	(4.23)	101.40	135.00	(33.60)	180.00
431000 - NSF/Bank Fees	-	-	-	35.00	-	35.00	-
440000 - Move in/out Fee	-	-	-	600.00	600.00	-	800.00
442012 - Access Card/FOB Purchase	-	50.00	(50.00)	400.00	250.00	150.00	300.00
444000 - Resident Chargebacks	-	-	-	2,886.98	-	2,886.98	-
461010 - Clubroom / Club House Reservation	-	-	-	-	25.00	(25.00)	50.00
<b>Total Revenues</b>	<b>66,046.00</b>	<b>66,041.00</b>	<b>5.00</b>	<b>840,292.03</b>	<b>837,794.00</b>	<b>2,498.03</b>	<b>1,037,042.00</b>
<b>Funds Transfers</b>							
491000 - Funds Transfers - Operating to Reserves	(5,342.00)	(5,342.00)	-	(48,078.00)	(48,078.00)	-	(64,104.00)
491510 - Funds Transfers - Special Assessments	-	-	-	(243,111.76)	(240,000.00)	(3,111.76)	(240,000.00)
491551 - Funds Transfers - Capital Contributions	-	-	-	(4,368.14)	-	(4,368.14)	-
<b>Total Funds Transfers</b>	<b>(5,342.00)</b>	<b>(5,342.00)</b>	<b>-</b>	<b>(295,557.90)</b>	<b>(288,078.00)</b>	<b>(7,479.90)</b>	<b>(304,104.00)</b>
<b>Total Income</b>	<b>60,704.00</b>	<b>60,699.00</b>	<b>5.00</b>	<b>544,734.13</b>	<b>549,716.00</b>	<b>(4,981.87)</b>	<b>732,938.00</b>

## Operating Expense

<b>Utilities</b>							
500000 - Electricity	3,492.23	2,704.64	(787.59)	28,385.84	25,266.85	(3,118.99)	33,341.37
501000 - Water & Sewer	6,307.92	8,190.71	1,882.79	67,341.87	74,895.44	7,553.57	95,423.09
502000 - Gas	2,307.67	2,200.00	(107.67)	20,861.67	19,800.00	(1,061.67)	26,400.00
503010 - Internet Service Provider	1,968.58	2,078.34	109.76	14,906.72	18,705.06	3,798.34	24,940.08
504000 - Trash Service - Main	-	1,712.00	1,712.00	10,852.03	15,408.00	4,555.97	20,544.00
504020 - Recycling	-	283.50	283.50	3,540.25	2,551.50	(988.75)	3,402.00
506000 - Office Phones / Data Lines	948.94	952.00	3.06	6,836.20	8,568.00	1,731.80	11,424.00
<b>Total Utilities</b>	<b>15,025.34</b>	<b>18,121.19</b>	<b>3,095.85</b>	<b>152,724.58</b>	<b>165,194.85</b>	<b>12,470.27</b>	<b>215,474.54</b>

## Repairs & Maintenance - Mechanical

511010 - Mechanical - Electrical R&M	-	-	-	185.00	1,500.00	1,315.00	2,000.00
511013 - Generator	-	-	-	1,099.76	3,100.00	2,000.24	3,600.00
512000 - Plumbing	-	-	-	8,202.75	4,600.00	(3,602.75)	5,600.00
514010 - HVAC - Service Contract	995.00	-	(995.00)	2,588.90	1,643.90	(945.00)	3,287.80
515010 - Elevators - Service Contract	-	-	-	12,605.22	12,606.30	1.08	16,808.40
515011 - Elevators - Repairs	-	-	-	1,249.12	1,500.00	250.88	2,000.00
516010 - Trash R&M - Chute Maintenance	-	-	-	500.00	-	(500.00)	715.85

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
519000 - Other Mechanical R&M	-	-	-	-	300.00	300.00	300.00
519010 - Misc Supplies - Mechanical R&M	14.97	-	(14.97)	357.25	200.00	(157.25)	200.00
<b>Total Repairs &amp; Maintenance - Mechanical</b>	<b>1,009.97</b>	<b>-</b>	<b>(1,009.97)</b>	<b>26,788.00</b>	<b>25,450.20</b>	<b>(1,337.80)</b>	<b>34,512.05</b>
<b>Repairs &amp; Maintenance - Building</b>							
520000 - Repairs & Maintenance - Building	-	-	-	7,603.37	7,500.00	(103.37)	10,000.00
522010 - Gutters	-	-	-	-	-	-	4,700.00
523010 - Garage & Parking - Cleaning	500.00	400.00	(100.00)	1,650.00	1,400.00	(250.00)	1,800.00
524100 - Gates	-	-	-	6,224.83	3,750.00	(2,474.83)	5,000.00
525311 - Carpet Cleaning	-	2,850.00	2,850.00	2,950.50	5,700.00	2,749.50	5,700.00
526110 - Pressure Washing	-	-	-	3,200.00	1,500.00	(1,700.00)	1,500.00
527100 - Janitorial - Service Contracts	3,770.00	3,770.00	-	33,930.00	33,930.00	-	45,240.00
527101 - Janitorial - Supplies	430.27	293.70	(136.57)	1,505.45	2,643.30	1,137.85	3,524.40
527201 - Pest Control - Services	220.00	240.00	20.00	1,680.00	1,830.00	150.00	2,330.00
527202 - Termite Bond	-	-	-	-	-	-	1,045.00
528103 - Light Bulbs	-	-	-	466.75	675.00	208.25	900.00
<b>Total Repairs &amp; Maintenance - Building</b>	<b>4,920.27</b>	<b>7,553.70</b>	<b>2,633.43</b>	<b>59,210.90</b>	<b>58,928.30</b>	<b>(282.60)</b>	<b>81,739.40</b>
<b>Grounds</b>							
531010 - Landscaping - Contract	946.00	945.54	(.46)	8,514.00	8,509.86	(4.14)	11,346.48
531013 - Landscaping - Exterior Plants & Flowers	-	2,630.00	2,630.00	3,441.79	5,260.00	1,818.21	5,260.00
531015 - Landscaping - Pinestraw/Mulch	-	-	-	1,540.00	2,000.00	460.00	3,200.00
531018 - Landscaping - Storm Damages	-	750.00	750.00	450.00	1,500.00	1,050.00	1,500.00
531019 - Landscaping - Improvements	-	-	-	-	2,280.00	2,280.00	3,040.00
532010 - Irrigation Repairs & Maintenance	-	-	-	1,143.65	500.00	(643.65)	1,000.00
536000 - Fountains & Monuments	408.00	408.00	-	4,080.00	3,672.00	(408.00)	4,896.00
<b>Total Grounds</b>	<b>1,354.00</b>	<b>4,733.54</b>	<b>3,379.54</b>	<b>19,169.44</b>	<b>23,721.86</b>	<b>4,552.42</b>	<b>30,242.48</b>
<b>Access Control &amp; Life Safety</b>							
540010 - Access Control - Service Contracts	51.95	61.00	9.05	477.55	549.00	71.45	1,082.00
541000 - Access Devices - Cards / FOBs	-	-	-	326.70	1,000.00	673.30	1,000.00
542000 - Alarms & Monitoring - General	-	700.00	700.00	-	700.00	700.00	700.00
543011 - Life Safety - R&M	395.00	-	(395.00)	7,582.01	-	(7,582.01)	5,000.00
543012 - Life Safety - Inspections	-	4,400.00	4,400.00	4,450.00	4,400.00	(50.00)	4,400.00
<b>Total Access Control &amp; Life Safety</b>	<b>446.95</b>	<b>5,161.00</b>	<b>4,714.05</b>	<b>12,836.26</b>	<b>6,649.00</b>	<b>(6,187.26)</b>	<b>12,182.00</b>
<b>Amenities</b>							
551010 - Pools - Licenses & Inspections	-	-	-	525.00	525.00	-	525.00
551011 - Pools - Service Contracts	970.00	970.00	-	6,720.00	7,150.00	430.00	8,050.00
551012 - Pools - Maintenance	528.99	-	(528.99)	1,467.81	1,750.00	282.19	1,750.00
555010 - Fitness Center - Repairs & Maintenance	937.68	-	(937.68)	1,461.87	360.00	(1,101.87)	720.00
<b>Total Amenities</b>	<b>2,436.67</b>	<b>970.00</b>	<b>(1,466.67)</b>	<b>10,174.68</b>	<b>9,785.00</b>	<b>(389.68)</b>	<b>11,045.00</b>

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>General &amp; Administrative</b>							
563011 - Bad Debt	-	-	-	(1,069.58)	-	1,069.58	-
564100 - Audit and Tax Service	-	-	-	365.00	350.00	(15.00)	350.00
564200 - Legal	-	-	-	1,059.00	7,500.00	6,441.00	10,000.00
564300 - Management Fee	2,037.00	2,036.93	(.07)	18,333.00	18,334.42	1.42	24,445.21
564301 - Management Fee - Special Assessment	-	-	-	-	4,700.00	4,700.00	4,700.00
565400 - Social Committee	-	-	-	-	-	-	600.00
567000 - Office Equipment & Supplies	246.57	-	(246.57)	398.15	750.00	351.85	1,000.00
567100 - Computers - IT Services	-	-	-	4,666.89	500.00	(4,166.89)	1,000.00
567103 - Web Site Expense	-	-	-	149.90	-	(149.90)	2,481.60
568000 - Office Supplies	-	25.00	25.00	219.82	225.00	5.18	300.00
568002 - Printing & Copy Services	.60	-	(.60)	33.85	50.00	16.15	50.00
568100 - Postage & Delivery	15.75	-	(15.75)	186.11	-	(186.11)	500.00
568900 - Other G&A - General	87.50	103.00	15.50	1,391.84	927.00	(464.84)	1,236.00
569100 - Staff Tips & Bonuses	-	-	-	-	-	-	5,500.00
<b>Total General &amp; Administrative</b>	<b>2,387.42</b>	<b>2,164.93</b>	<b>(222.49)</b>	<b>25,733.98</b>	<b>33,336.42</b>	<b>7,602.44</b>	<b>52,162.81</b>
<b>Insurance, Taxes, Debt &amp; Depreciation</b>							
571000 - Insurance Premium	-	5,041.67	5,041.67	52,726.59	45,375.03	(7,351.56)	60,500.04
579000 - Prior Year Expense	-	-	-	760.00	-	(760.00)	-
<b>Total Insurance, Taxes, Debt &amp; Depreciation</b>	<b>-</b>	<b>5,041.67</b>	<b>5,041.67</b>	<b>53,486.59</b>	<b>45,375.03</b>	<b>(8,111.56)</b>	<b>60,500.04</b>
<b>Salaries &amp; Wages</b>							
592000 - Maintenance	57.30	100.00	42.70	774.41	500.00	(274.41)	600.00
592010 - Concierge	14,854.32	15,942.83	1,088.51	146,725.48	144,901.81	(1,823.67)	192,730.30
592012 - Office Management	2,126.44	3,092.31	965.87	21,511.90	30,150.02	8,638.12	41,746.18
<b>Total Salaries &amp; Wages</b>	<b>17,038.06</b>	<b>19,135.14</b>	<b>2,097.08</b>	<b>169,011.79</b>	<b>175,551.83</b>	<b>6,540.04</b>	<b>235,076.48</b>
<b>Total Expense</b>	<b>44,618.68</b>	<b>62,881.17</b>	<b>18,262.49</b>	<b>529,136.22</b>	<b>543,992.49</b>	<b>14,856.27</b>	<b>732,934.80</b>
<b>Operating Net Total</b>	<b>16,085.32</b>	<b>(2,182.17)</b>	<b>18,267.49</b>	<b>15,597.91</b>	<b>5,723.51</b>	<b>9,874.40</b>	<b>3.20</b>

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## Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Revenues</b>							
411000 - Capital Contributions	-	-	-	-	3,000.00	(3,000.00)	4,000.00
420000 - Interest Income	240.62	4.00	236.62	1,014.06	36.00	978.06	48.00
<b>Total Revenues</b>	<b>240.62</b>	<b>4.00</b>	<b>236.62</b>	<b>1,014.06</b>	<b>3,036.00</b>	<b>(2,021.94)</b>	<b>4,048.00</b>
<b>Funds Transfers</b>							
491000 - Funds Transfers - Operating to Reserves	5,342.00	5,342.00	-	48,078.00	48,078.00	-	64,104.00
491510 - Funds Transfers - Special Assessments	-	-	-	243,111.76	240,000.00	3,111.76	240,000.00
491551 - Funds Transfers - Capital Contributions	-	-	-	4,368.14	-	4,368.14	-
<b>Total Funds Transfers</b>	<b>5,342.00</b>	<b>5,342.00</b>	<b>-</b>	<b>295,557.90</b>	<b>288,078.00</b>	<b>7,479.90</b>	<b>304,104.00</b>
<b>Total Income</b>	<b>5,582.62</b>	<b>5,346.00</b>	<b>236.62</b>	<b>296,571.96</b>	<b>291,114.00</b>	<b>5,457.96</b>	<b>308,152.00</b>

## Reserve Expense

### Capital Expenditures - Mechanical

612000 - RSV-Plumbing	-	-	-	7,058.16	-	(7,058.16)	-
612014 - RSV-Irrigation	-	-	-	-	6,921.00	6,921.00	6,921.00
614000 - RSV-HVAC / Corridor	3,500.00	-	(3,500.00)	9,600.00	-	(9,600.00)	-
615011 - RSV-Elevators - Repairs	-	-	-	-	-	-	23,000.00
<b>Total Capital Expenditures - Mechanical</b>	<b>3,500.00</b>	<b>-</b>	<b>(3,500.00)</b>	<b>16,658.16</b>	<b>6,921.00</b>	<b>(9,737.16)</b>	<b>29,921.00</b>

### Capital Expenditures - Building

620000 - RSV-Repairs & Maintenance - Building	-	-	-	10,800.00	-	(10,800.00)	-
620001 - RSV-Exterior Maintenance	157,563.00	-	(157,563.00)	307,182.29	1,000,000.00	692,817.71	1,750,000.00
624100 - RSV-Gates	3,298.99	-	(3,298.99)	6,598.99	-	(6,598.99)	-
<b>Total Capital Expenditures - Building</b>	<b>160,861.99</b>	<b>-</b>	<b>(160,861.99)</b>	<b>324,581.28</b>	<b>1,000,000.00</b>	<b>675,418.72</b>	<b>1,750,000.00</b>

### Capital Expenditures - Grounds

632020 - RSV-Erosion Control	-	-	-	5,625.00	-	(5,625.00)	-
<b>Total Capital Expenditures - Grounds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,625.00</b>	<b>-</b>	<b>(5,625.00)</b>	<b>-</b>

### Capital Expenditures - Access Control & Life Safety

642013 - RSV-Alarms & Monitoring - Systems	-	-	-	-	72,148.00	72,148.00	72,148.00
<b>Total Capital Expenditures - Access Control &amp; Life Safety</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>72,148.00</b>	<b>72,148.00</b>	<b>72,148.00</b>

### Capital Expenditures - Amenities

651014 - RSV-Pools - Repairs	-	-	-	-	30,919.00	30,919.00	30,919.00
651015 - RSV-Pools - Repairs - Mechanical	-	-	-	1,761.07	2,492.00	730.93	2,492.00
651017 - RSV-Pools - Furniture	-	-	-	-	10,000.00	10,000.00	10,000.00
<b>Total Capital Expenditures - Amenities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,761.07</b>	<b>43,411.00</b>	<b>41,649.93</b>	<b>43,411.00</b>

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## Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Expense</b>							
<b>Capital Expenditures - Other</b>							
673100 - RSV-Loans - Principal #1	-	-	-	-	-	-	240,000.00
673200 - RSV-Loans - Interest Exp #1	476.79	2,475.00	1,998.21	1,284.50	14,850.00	13,565.50	32,175.00
<b>Total Capital Expenditures - Other</b>	<b>476.79</b>	<b>2,475.00</b>	<b>1,998.21</b>	<b>1,284.50</b>	<b>14,850.00</b>	<b>13,565.50</b>	<b>272,175.00</b>
<b>Total Expense</b>	<b>164,838.78</b>	<b>2,475.00</b>	<b>(162,363.78)</b>	<b>349,910.01</b>	<b>1,137,330.00</b>	<b>787,419.99</b>	<b>2,167,655.00</b>
<b>Reserve Net Total</b>	<b>(159,256.16)</b>	<b>2,871.00</b>	<b>(162,127.16)</b>	<b>(53,338.05)</b>	<b>(846,216.00)</b>	<b>792,877.95</b>	<b>(1,859,503.00)</b>
<b>Net Total</b>	<b>(143,170.84)</b>	<b>688.83</b>	<b>(143,859.67)</b>	<b>(37,740.14)</b>	<b>(840,492.49)</b>	<b>802,752.35</b>	<b>(1,859,499.80)</b>

# The Manor House at 50 Biscayne Condominium Association, Inc.

Balance Sheet as of 9/30/2023

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Cash - Operating</b>			
100010 - Operating - Pacific Premier	\$155,157.83		\$155,157.83
101000 - Debit Card	\$429.79		\$429.79
<b>Total Cash - Operating</b>	<b>\$155,587.62</b>		<b>\$155,587.62</b>
<b>Cash - Reserves</b>			
111010 - Reserves - Pacific Premier		\$377,360.68	\$377,360.68
114000 - Loan Proceeds		\$44,303.77	\$44,303.77
115000 - Special Assessment		\$477,790.82	\$477,790.82
117000 - Investment		\$1.08	\$1.08
<b>Total Cash - Reserves</b>		<b>\$899,456.35</b>	<b>\$899,456.35</b>
<b>Accounts Receivable</b>			
120000 - Accounts Receivable	\$160.61		\$160.61
121000 - Allowance for Doubtful Accounts	(\$160.61)		(\$160.61)
<b>Total Accounts Receivable</b>	<b>-</b>		<b>-</b>
<b>Total Assets</b>	<b>\$155,587.62</b>	<b>\$899,456.35</b>	<b>\$1,055,043.97</b>

# The Manor House at 50 Biscayne Condominium Association, Inc.

Balance Sheet as of 9/30/2023

<b>Liabilities / Equity</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Accounts Payable</b>			
200000 - Accounts Payable	\$13,483.34	\$275,962.70	\$289,446.04
<b>Total Accounts Payable</b>	<b>\$13,483.34</b>	<b>\$275,962.70</b>	<b>\$289,446.04</b>
<b>Prepaid Dues</b>			
202000 - Prepaid Dues	\$17,673.21		\$17,673.21
<b>Total Prepaid Dues</b>	<b>\$17,673.21</b>		<b>\$17,673.21</b>
<b>Clearing Accounts</b>			
240011 - Debit Card Clearing	(\$70.21)		(\$70.21)
<b>Total Clearing Accounts</b>	<b>(\$70.21)</b>		<b>(\$70.21)</b>
<b>Deposits</b>			
241016 - Returnable Deposits - Move-In	\$3,200.00		\$3,200.00
<b>Total Deposits</b>	<b>\$3,200.00</b>		<b>\$3,200.00</b>
<b>Notes Payables &amp; Long Term Debts</b>			
250010 - Notes Payable-First Century Bank		\$296,624.29	\$296,624.29
<b>Total Notes Payables &amp; Long Term Debts</b>		<b>\$296,624.29</b>	<b>\$296,624.29</b>
<b>Retained Earnings</b>			
300000 - Retained Earnings/Funds Balance	\$105,703.37	\$380,207.41	\$485,910.78
309000 - Net Income - Current Year	\$15,597.91	(\$53,338.05)	(\$37,740.14)
<b>Total Retained Earnings</b>	<b>\$121,301.28</b>	<b>\$326,869.36</b>	<b>\$448,170.64</b>
<b>Total Liabilities / Equity</b>	<b>\$155,587.62</b>	<b>\$899,456.35</b>	<b>\$1,055,043.97</b>