

CASA BONITA ROYALE

BALANCE SHEET

July 2017

ASSETS

CURRENT ASSETS:

PETTY CASH	\$300.00
FIFTH THIRD BANK OPERATING	68,428.49
ASSESSMENTS RECEIVABLE	0.10
PREPAID RESERVES	7,647.33

RESERVE BANK ACCOUNTS:

FIFTH THIRD BANK	\$125,745.47
FLORIDA COMMUNITY BANK	90,700.59
FCB CD#802 9/8/17 1.06%	152,352.52

TOTAL RESERVE BANK ACCOUNTS	368,798.58
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TOTAL CURRENT ASSETS	\$445,174.50
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TOTAL ASSETS	\$445,174.50
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LIABILITIES

CURRENT LIABILITIES:

ACCOUNTS PAYABLE	\$2,368.63
PREPAID ASSESSMENTS	2.00
PREPAID MAINTENANCE	35,199.33
PREPAID DEF.MNT/CAPITAL	6,866.67
PREPAID A/C CONTRACT	467.25
PREPAID CARPORT	80.67
PREPAID DOCK FEES	750.00
DOCK REPLACEMENT ASSM PAYABLE	6,517.50
DOOR & FENCE ASSM PAYABLE	1,155.45
RAILING REPLACEMENT PAYABLE	19,965.74

TOTAL CURRENT LIABILITIES	\$73,373.24
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OTHER LIABILITIES:

DOCK TRANSFER FEE	2,395.48
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TOTAL OTHER LIABILITIES	2,395.48
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TOTAL LIABILITIES	75,768.72
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CASA BONITA ROYALE

BALANCE SHEET

July 2017
EQUITY

DEFERRED MAINTENANCE/CAPITAL:		
INTEREST/UNALLOCATED FUND	\$6,714.20	
POOL FUND	3,386.31	
CARPORT FUND	9,598.37	
DOCK FUND	19,909.99	
PAINT FUND	50,137.50	
SPALLING REPAIR FUND	58,557.50	
REPAVING FUND	41,093.75	
FLAT ROOF FUND	62,081.50	
MANSARD ROOF FUND	27,790.64	
ELEVATOR FUND	22,542.07	
WALKWAY FUND	1,250.25	
EXTERIOR LIGHTING FUND	16,599.00	
SEAWALL/1 BOAT SLIP FUND	49,137.50	
TOTAL DEFERRED MAINTENANCE/CAPITAL	368,798.58	
RETAINED EARNINGS	19,912.38	
NET INCOME(LOSS)	(19,305.18)	
TOTAL EQUITY		369,405.78
TOTAL LIABILITIES & EQUITY		\$445,174.50

CASA BONITA ROYALE

STATEMENT OF REVENUE & EXPENSES

	1 Month Ended July 31, 2017		7 Months Ended July 31, 2017	
	Amount	%	Amount	%
REVENUE				
MAINTENANCE ASSESSMENTS	\$17,599.67	81.2%	\$123,197.67	53.6%
DEF.MNT/CAPITAL ASSESSMENTS	3,433.33	15.8%	24,033.33	10.5%
A/C CONTRACT ASSESSMENTS	244.75	1.1%	1,713.25	0.7%
CARPORT ASSESSMENTS	40.33	0.2%	282.33	0.1%
DOCK FEES ASSESSMENTS	350.00	1.6%	2,450.00	1.1%
SP.ASSMT-DOCK REPLACEMENT	0.00	0.0%	32,550.00	14.2%
SP.ASSMT-RAILING REPLACEMENT	0.00	0.0%	45,526.00	19.8%
TOTAL REVENUE	21,668.08	100.0%	229,752.58	100.0%
EXPENSES				
- OPERATING -				
ACCOUNTING SERVICE	460.00	2.1%	3,220.00	1.4%
AIR CONDITIONER CONTRACT	0.00	0.0%	3,026.00	1.3%
TAX RETURN PREPARATION	0.00	0.0%	505.00	0.2%
CABLE TELEVISION	2,368.63	10.9%	16,237.86	7.1%
CUSTODIAL	1,798.40	8.3%	12,588.80	5.5%
DIVISION FEES	0.00	0.0%	160.00	0.1%
ELECTRICITY	405.02	1.9%	4,169.29	1.8%
ELEVATOR MAINTENANCE	1,429.30	6.6%	4,644.12	2.0%
FIRE EQUIPMENT	0.00	0.0%	3,290.30	1.4%
INSURANCE - FLOOD	0.00	0.0%	25,191.00	11.0%
INSURANCE	0.00	0.0%	30,018.33	13.1%
LANDSCAPE & FERTILIZER	600.00	2.8%	1,308.00	0.6%
LAWN MAINTENANCE CONTRAC	300.00	1.4%	2,100.00	0.9%
PROFESSIONAL FEES	0.00	0.0%	2,976.35	1.3%
LICENSES/TAXES/FEES	0.00	0.0%	418.60	0.2%
PROPERTY MANAGEMENT	429.17	2.0%	3,815.18	1.7%
OTHER EXP: MISC/BK.CHGS/ETC.	0.00	0.0%	348.00	0.2%
OFFICE/POSTAGE/ADMIN.	37.45	0.2%	1,547.10	0.7%
PEST & VERMIN CONTROL	246.00	1.1%	1,971.00	0.9%
POOL EQUIPMENT REPAIRS	102.42	0.5%	713.58	0.3%
POOL SERVICE	285.00	1.3%	1,995.00	0.9%
RAILING REPLACEMENT-SP.ASSMT	0.00	0.0%	45,526.00	19.8%
DOCK REPLACE-SP.ASSMT.	0.00	0.0%	32,550.00	14.2%
REPAIRS-GENL.MAINTENANCE	0.00	0.0%	6,911.36	3.0%
SUPPLIES	225.74	1.0%	751.36	0.3%
TELEPHONE	78.66	0.4%	550.67	0.2%
TRASH DISPOSAL	512.42	2.4%	3,586.94	1.6%
WATER & SEWER	1,382.97	6.4%	12,572.25	5.5%
TOTAL - OPERATING	10,661.18	49.2%	222,692.09	96.9%
- DEF.MNT/CAPITAL TRANSFERS -				
CAPITAL/DEFERRED/INTEREST	182.34	0.8%	1,261.34	0.5%
POOL	263.75	1.2%	1,846.25	0.8%
CARPORT	40.33	0.2%	282.33	0.1%

CASA BONITA ROYALE

STATEMENT OF REVENUE & EXPENSES

	1 Month Ended July 31, 2017		7 Months Ended July 31, 2017	
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
DOCK	350.00	1.6%	2,450.00	1.1%
PAINT	620.83	2.9%	4,345.83	1.9%
SPALLING REPAIRS	629.50	2.9%	4,406.50	1.9%
REPAVING	135.42	0.6%	947.92	0.4%
FLAT ROOF	665.00	3.1%	4,655.00	2.0%
MANSARD ROOF	226.00	1.0%	1,582.00	0.7%
ELEVATOR	423.75	2.0%	2,966.25	1.3%
WALKWAYS	138.92	0.6%	972.42	0.4%
EXTERIOR LIGHTING	126.00	0.6%	882.00	0.4%
SEAWALL/1 BOAT SLIP	204.17	0.9%	1,429.17	0.6%
TOTAL - DEF.MNT/CAP. TRANSFERS	<u>4,006.01</u>	18.5%	<u>28,027.01</u>	12.2%
TOTAL EXPENSES	<u>14,667.19</u>	67.7%	<u>250,719.10</u>	109.1%
NET INCOME(LOSS) BEFORE OTHER INCOME	<u>7,000.89</u>	32.3%	<u>(20,966.52)</u>	-9.1%
OTHER INCOME				
APPLICATION FEES	0.00	0.0%	400.00	0.2%
INTEREST EARNED-DEF.MNT/CAP.	182.34	0.8%	1,261.34	0.5%
TOTAL OTHER INCOME	<u>182.34</u>	0.8%	<u>1,661.34</u>	0.7%
NET INCOME(LOSS) WITH OTHER INCOME	<u>7,183.23</u>	33.2%	<u>(19,305.18)</u>	-8.4%
NET INCOME(LOSS)	<u>\$7,183.23</u>	33.2%	<u>(\$19,305.18)</u>	-8.4%

CASA BONITA ROYALE

STATEMENT OF REVENUE & EXPENSES

Year to Date Performance

	7 Months Jul/17	Annual Budget	Unused	% Used
REVENUE				
MAINTENANCE ASSESSMENTS	\$123,197.67	\$211,201.00	\$88,003.33	58.3%
DEF.MNT/CAPITAL ASSESSMENTS	24,033.33	41,200.00	17,166.67	58.3%
A/C CONTRACT ASSESSMENTS	1,713.25	2,937.00	1,223.75	58.3%
CARPORT ASSESSMENTS	282.33	484.00	201.67	58.3%
DOCK FEES ASSESSMENTS	2,450.00	4,200.00	1,750.00	58.3%
SP.ASSMT-DOCK REPLACEMENT	32,550.00	0.00	(32,550.00)	
SP.ASSMT-RAILING REPLACEMENT	45,526.00	0.00	(45,526.00)	
TOTAL REVENUE	229,752.58	260,022.00	30,269.42	88.4%
EXPENSES				
- OPERATING -				
ACCOUNTING SERVICE	3,220.00	6,145.00	2,925.00	52.4%
AIR CONDITIONER CONTRACT	3,026.00	3,026.00	0.00	100.0%
TAX RETURN PREPARATION	505.00	505.00	0.00	100.0%
CABLE TELEVISION	16,237.86	27,760.00	11,522.14	58.5%
CONTINGENCY	0.00	5,000.00	5,000.00	0.0%
CUSTODIAL	12,588.80	21,585.00	8,996.20	58.3%
DIVISION FEES	160.00	160.00	0.00	100.0%
ELECTRICITY	4,169.29	5,400.00	1,230.71	77.2%
ELEVATOR MAINTENANCE	4,644.12	7,774.00	3,129.88	59.7%
FEDERAL TAXES	0.00	100.00	100.00	0.0%
FIRE EQUIPMENT	3,290.30	3,800.00	509.70	86.6%
INSURANCE - FLOOD	25,191.00	28,760.00	3,569.00	87.6%
INSURANCE	30,018.33	33,200.00	3,181.67	90.4%
LANDSCAPE RENOVATION PROJEC	0.00	12,000.00	12,000.00	0.0%
LANDSCAPE & FERTILIZER	1,308.00	6,400.00	5,092.00	20.4%
LAWN MAINTENANCE CONTRACT	2,100.00	3,600.00	1,500.00	58.3%
PROFESSIONAL FEES	2,976.35	2,000.00	(976.35)	148.8%
LICENSES/TAXES/FEES	418.60	200.00	(218.60)	209.3%
PROPERTY MANAGEMENT	3,815.18	5,150.00	1,334.82	74.1%
OTHER EXP: MISC/BK.CHGS/ETC.	348.00	714.00	366.00	48.7%
OFFICE/POSTAGE/ADMIN.	1,547.10	2,400.00	852.90	64.5%
PEST & VERMIN CONTROL	1,971.00	3,324.00	1,353.00	59.3%
POOL EQUIPMENT REPAIRS	713.58	1,300.00	586.42	54.9%
POOL SERVICE	1,995.00	3,420.00	1,425.00	58.3%
RAILING REPLACEMENT-SP.ASSMT.	45,526.00	0.00	(45,526.00)	
DOCK REPLACE-SP.ASSMT.	32,550.00	0.00	(32,550.00)	
REPAIRS-GENL.MAINTENANCE	6,911.36	8,000.00	1,088.64	86.4%
SUPPLIES	751.36	2,000.00	1,248.64	37.6%
TELEPHONE	550.67	960.00	409.33	57.4%
TRASH DISPOSAL	3,586.94	4,870.00	1,283.06	73.7%
WATER & SEWER	12,572.25	24,200.00	11,627.75	52.0%
TOTAL - OPERATING	222,692.09	223,753.00	1,060.91	99.5%

CASA BONITA ROYALE

STATEMENT OF REVENUE & EXPENSES

Year to Date Performance

	7 Months Jul/17	Annual Budget	Unused	% Used
- DEF.MNT/CAPITAL TRANSFERS -				
CAPITAL/DEFERRED/INTEREST	1,261.34	1,500.00	238.66	84.1%
POOL	1,846.25	3,165.00	1,318.75	58.3%
CARPORT	282.33	484.00	201.67	58.3%
DOCK	2,450.00	4,200.00	1,750.00	58.3%
PAINT	4,345.83	7,450.00	3,104.17	58.3%
SPALLING REPAIRS	4,406.50	7,554.00	3,147.50	58.3%
REPAVING	947.92	1,625.00	677.08	58.3%
FLAT ROOF	4,655.00	7,980.00	3,325.00	58.3%
MANSARD ROOF	1,582.00	2,712.00	1,130.00	58.3%
ELEVATOR	2,966.25	5,085.00	2,118.75	58.3%
WALKWAYS	972.42	1,667.00	694.58	58.3%
EXTERIOR LIGHTING	882.00	1,512.00	630.00	58.3%
SEAWALL/1 BOAT SLIP	1,429.17	2,450.00	1,020.83	58.3%
TOTAL - DEF.MNT/CAP. TRANSFERS	28,027.01	47,384.00	19,356.99	59.1%
TOTAL EXPENSES	250,719.10	271,137.00	20,417.90	92.5%
NET INCOME(LOSS) BEFORE OTHER INCOME	(20,966.52)	(11,115.00)	9,851.52	188.6%
OTHER INCOME				
APPLICATION FEES	400.00	300.00	(100.00)	133.3%
INTEREST EARNED-DEF.MNT/CAP.	1,261.34	1,500.00	238.66	84.1%
TOTAL OTHER INCOME	1,661.34	1,800.00	138.66	92.3%
NET INCOME(LOSS) WITH OTHER INCOME	(19,305.18)	(9,315.00)	9,990.18	207.2%
NET INCOME(LOSS)	(\$19,305.18)	(\$9,315.00)	\$9,990.18	207.2%

CASA BONITA ROYALE

STATEMENT OF REVENUE & EXPENSES

YTD Budgeted Performance

	7 Months Ended Jul/17	7 Months Ended Jul/17 Budget	Variance Fav/<Unf>	% Var
REVENUE				
MAINTENANCE ASSESSMENTS	\$123,197.67	\$123,200.56	(\$2.89)	0.0%
DEF.MNT/CAPITAL ASSESSMENTS	24,033.33	24,033.31	0.02	0.0%
A/C CONTRACT ASSESSMENTS	1,713.25	1,713.25	0.00	0.0%
CARPORT ASSESSMENTS	282.33	282.33	0.00	0.0%
DOCK FEES ASSESSMENTS	2,450.00	2,450.00	0.00	0.0%
SP.ASSMT-DOCK REPLACEMENT	32,550.00	0.00	32,550.00	
SP.ASSMT-RAILING REPLACEMENT	45,526.00	0.00	45,526.00	
TOTAL REVENUE	229,752.58	151,679.45	78,073.13	51.5%
EXPENSES				
- OPERATING -				
ACCOUNTING SERVICE	3,220.00	3,584.56	364.56	10.2%
AIR CONDITIONER CONTRACT	3,026.00	1,765.19	(1,260.81)	-71.4%
TAX RETURN PREPARATION	505.00	294.59	(210.41)	-71.4%
CABLE TELEVISION	16,237.86	16,193.31	(44.55)	-0.3%
CONTINGENCY	0.00	2,916.67	2,916.67	100.0%
CUSTODIAL	12,588.80	12,591.25	2.45	0.0%
DIVISION FEES	160.00	93.34	(66.66)	-71.4%
ELECTRICITY	4,169.29	3,150.00	(1,019.29)	-32.4%
ELEVATOR MAINTENANCE	4,644.12	4,534.81	(109.31)	-2.4%
FEDERAL TAXES	0.00	58.34	58.34	100.0%
FIRE EQUIPMENT	3,290.30	2,216.69	(1,073.61)	-48.4%
INSURANCE - FLOOD	25,191.00	16,776.69	(8,414.31)	-50.2%
INSURANCE	30,018.33	19,366.69	(10,651.64)	-55.0%
LANDSCAPE RENOVATION PROJEC	0.00	7,000.00	7,000.00	100.0%
LANDSCAPE & FERTILIZER	1,308.00	3,733.31	2,425.31	65.0%
LAWN MAINTENANCE CONTRACT	2,100.00	2,100.00	0.00	0.0%
PROFESSIONAL FEES	2,976.35	1,166.69	(1,809.66)	-155.1%
LICENSES/TAXES/FEES	418.60	116.67	(301.93)	-258.8%
PROPERTY MANAGEMENT	3,815.18	3,004.19	(810.99)	-27.0%
OTHER EXP: MISC/BK.CHGS/ETC.	348.00	416.50	68.50	16.4%
OFFICE/POSTAGE/ADMIN.	1,547.10	1,400.00	(147.10)	-10.5%
PEST & VERMIN CONTROL	1,971.00	1,939.00	(32.00)	-1.7%
POOL EQUIPMENT REPAIRS	713.58	758.34	44.76	5.9%
POOL SERVICE	1,995.00	1,995.00	0.00	0.0%
RAILING REPLACMENT-SP.ASSMT.	45,526.00	0.00	(45,526.00)	
DOCK REPLACE-SP.ASSMT.	32,550.00	0.00	(32,550.00)	
REPAIRS-GENL.MAINTENANCE	6,911.36	4,666.69	(2,244.67)	-48.1%
SUPPLIES	751.36	1,166.67	415.31	35.6%
TELEPHONE	550.67	560.00	9.33	1.7%
TRASH DISPOSAL	3,586.94	2,840.81	(746.13)	-26.3%
WATER & SEWER	12,572.25	14,116.69	1,544.44	10.9%
TOTAL - OPERATING	222,692.09	130,522.69	(92,169.40)	-70.6%

CASA BONITA ROYALE

STATEMENT OF REVENUE & EXPENSES

YTD Budgeted Performance

	7 Months Ended Jul/17	7 Months Ended Jul/17 Budget	Variance Fav/<Unf>	% Var
- DEF.MNT/CAPITAL TRANSFERS -				
CAPITAL/DEFERRED/INTEREST	1,261.34	875.00	(386.34)	-44.2%
POOL	1,846.25	1,846.25	0.00	0.0%
CARPORT	282.33	282.34	0.01	0.0%
DOCK	2,450.00	2,450.00	0.00	0.0%
PAINT	4,345.83	4,345.81	(0.02)	0.0%
SPALLING REPAIRS	4,406.50	4,406.50	0.00	0.0%
REPAVING	947.92	947.94	0.02	0.0%
FLAT ROOF	4,655.00	4,655.00	0.00	0.0%
MANSARD ROOF	1,582.00	1,582.00	0.00	0.0%
ELEVATOR	2,966.25	2,966.25	0.00	0.0%
WALKWAYS	972.42	972.44	0.02	0.0%
EXTERIOR LIGHTING	882.00	882.00	0.00	0.0%
SEAWALL/1 BOAT SLIP	1,429.17	1,429.19	0.02	0.0%
TOTAL - DEF.MNT/CAP. TRANSFERS	28,027.01	27,640.72	(386.29)	-1.4%
TOTAL EXPENSES	250,719.10	158,163.41	(92,555.69)	-58.5%
NET INCOME(LOSS) BEFORE OTHER INCOME	(20,966.52)	(6,483.96)	(14,482.56)	-223.4%
OTHER INCOME				
APPLICATION FEES	400.00	175.00	225.00	128.6%
INTEREST EARNED-DEF.MNT/CAP.	1,261.34	875.00	386.34	44.2%
TOTAL OTHER INCOME	1,661.34	1,050.00	611.34	58.2%
NET INCOME(LOSS) WITH OTHER INCOME	(19,305.18)	(5,433.96)	(13,871.22)	-255.3%
NET INCOME(LOSS)	(\$19,305.18)	(\$5,433.96)	(\$13,871.22)	-255.3%

Check Register (Checks of Type(s): Cleared, Outstanding, Other)

(EFTs: Cleared, Outstanding), Sorted by Check Number

July 2017 Checks/EFTs

Check Number	Date	EFT #/ Vendor	Name	Discounts	Net Amount
Cash Account #1 [FIFTH THIRD OPERATING]					
EFT	07/03/17	7/3/2017			
		JUAN RUIZ	JUAN RUIZ	0.00	892.00
EFT	07/31/17	AUTOPAY			
		BONITA SPRIN	BONITA SPRINGS UTILITIES, INC	0.00	68.67
EFT	07/13/17	AUTOPAY			
		CENTURYLINK	CENTURYLINK	0.00	78.66
EFT	07/13/17	AUTOPAY			
		CENTURYLINK	CENTURYLINK	0.00	51.80
EFT	07/31/17	8/10/17			
		FPL	FPL	0.00	405.02
EFT	07/31/17	AUTOPAY			
		BONITA SPRIN	BONITA SPRINGS UTILITIES, INC	0.00	1314.30
EFT	07/31/17	7/3/17			
		WITTROCK	KEN WITTROCK	0.00	1635.57
4003	07/13/17	ADV DISPOSAL	ADVANCED DISPOSAL		512.42
4004	07/13/17	CFI	COLLIER FINANCIAL, INC		497.45
4005	07/13/17	ORICK MARINE	GREG ORICK MARINE CONSTRUCTION		26032.50
4006	07/13/17	KINGS III	KINGS III OF AMERICA INC		255.54
4007	07/13/17	POOL SHOP	THE POOL SHOP, INC		285.00
4008	07/13/17	RESERVES	CASA BONITA ROYALE		11471.00
4009	07/13/17	R.L. JAMES	R.L. JAMES, INC.		16458.24
4010	07/13/17	THYSSENKRUPP	THYSSENKRUPP		1121.96
4011	07/31/17	VINCENT BACA	VINCENT BACA		600.00
4012	07/31/17	POOL SHOP	THE POOL SHOP, INC		102.42
4014	07/31/17	SUNSHINE	SUNSHINE ACE HARDWARE		225.74
4015	07/31/17	TERMINIX	TERMINIX INTERNATIONAL		246.00
Cash account Total				0.00	62254.29
Report Total				0.00	62254.29

CASA BONITA ROYALE

Accounts Receivable Open Invoice Report

As of: 07/31/17

Inv #	Date	Description	Due Date	Original Amount	Activity to Date	Current Balance
501		THOMPSON, DAVID				
72017	07/01/17	3rd Qtr Assessment	07/01/17	1684.75	-1684.65	0.10
		Customer Total		1684.75	-1684.65	0.10
		Report Total		1684.75	-1684.65	0.10
		Net Balance Due				0.10
		Deposits				2.00