

Monthly Board Package

TOPS Sample Management Company
Paradise Cove Condominiums

Wednesday, August 23, 2017

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Balance Sheet

Paradise Cove Condominiums
As of 08/31/2017

Run Date: 08/23/2017
Run Time: 11:00 AM

Assets

Account #	Account Name	Balance
01010	Cash Checking - Operating	\$435,414.55
01070	Cash Savings - Reserves	\$106,661.81
01210	Certificates of Deposit-Reserv	\$300,000.00
01310	Assessments Receivable	\$8,783.93
01320	Reserve Assmts. Receiv.	\$3,906.00
01340	Late Fees Receivable	\$3,045.00
01380	Owner Admin. Fees Receiv.	\$45.00
01390	Owner Interest Receiv.	\$75.92
01410	Special Assessment Receivable	\$24,418.64
		\$882,350.85

Liabilities

Account #	Account Name	Balance
03010	Accounts Payable	\$939.45
03110	Employee Federal With.	\$266.92
03140	State Tax Withholding	\$218.24
03160	Employees Medicare With.	\$269.28
03170	Employers Medicare Liab.	\$51.04
03310	Prepaid Owner Assessments	\$1,739.78
		\$3,484.71

Equity

Account #	Account Name	Balance
05011	Reserves - Unallocated	\$4,259.29
05020	Reserves - Pavement	\$172,891.50
05030	Reserves - Concrete	\$61,738.50
05040	Reserves - Retaining Wall	\$117,772.52
05210	Reserves - Roofs	\$50,000.00
05510	Prior Year Net Inc./Loss	\$282,424.42
		\$689,086.23

Total Net Income (Loss)	\$189,779.91
Total Liabilities & Equity	\$882,350.85

Income Statement

Paradise Cove Condominiums
 Period: 08/01/2017 - 08/31/2017

Run Date: 08/23/2017
 Run Time: 11:00 AM

Income

Account	Actual	Current Budget	Variance	Actual	Year to Date Budget	Variance	Yearly Budget
06310 Assessment Income	\$7,918.41	\$7,918.41	\$0.00	\$63,347.28	\$65,330.88	(\$1,983.60)	\$97,004.52
06320 Reserve Assmt. Income	\$3,827.88	\$3,827.88	\$0.00	\$30,623.04	\$30,623.04	\$0.00	\$45,934.56
06340 Late Fee Income	\$1,840.00	\$125.00	\$1,715.00	\$10,130.00	\$1,000.00	\$9,130.00	\$1,500.00
06380 Owner Admin. Fees Income	\$0.00	\$0.00	\$0.00	\$540.00	\$0.00	\$540.00	\$0.00
06390 Owner Interest Income	\$0.00	\$125.00	(\$125.00)	\$1,673.60	\$1,000.00	\$673.60	\$1,500.00
06410 Special Assessment Income	\$24,500.00	\$24,500.00	\$0.00	\$196,000.00	\$196,000.00	\$0.00	\$294,000.00
06810 Laundry Income	\$49.25	\$0.00	\$49.25	\$49.25	\$0.00	\$49.25	\$0.00
06905 Reserve Interest Income	\$0.00	\$0.00	\$0.00	\$419.93	\$0.00	\$419.93	\$0.00
Total	\$38,135.54	\$36,496.29	\$1,639.25	\$302,783.10	\$293,953.92	\$8,829.18	\$439,939.08

Expense

Account	Actual	Current Budget	Variance	Actual	Year to Date Budget	Variance	Yearly Budget
07010 Management Fees	\$1,400.00	\$1,200.00	(\$200.00)	\$9,800.00	\$9,600.00	(\$200.00)	\$14,400.00
07020 Accounting Fees	\$500.00	\$0.00	(\$500.00)	\$2,250.00	\$250.00	(\$2,000.00)	\$250.00
07260 Postage & Mail	\$0.00	\$22.92	\$22.92	\$160.44	\$183.36	\$22.92	\$275.00
07320 Office Supplies	\$53.86	\$0.00	(\$53.86)	\$53.86	\$0.00	(\$53.86)	\$0.00

Account	Actual	Current Budget	Variance	Actual	Year to Date Budget	Variance	Yearly Budget
07990 Bad Debt Expense	\$0.00	\$0.00	\$0.00	\$3,760.16	\$0.00	(\$3,760.16)	\$0.00
08010 Electricity - Units	\$0.00	\$5,166.67	\$5,166.67	\$36,166.69	\$41,333.36	\$5,166.67	\$62,000.00
08030 Water & Sewer - Units	\$0.00	\$1,460.50	\$1,460.50	\$10,223.50	\$11,684.00	\$1,460.50	\$17,526.00
08050 Roof Maintenance - Units	\$0.00	\$100.00	\$100.00	\$700.00	\$800.00	\$100.00	\$1,200.00
08070 Plumbing Repairs - Units	\$1,400.00	\$0.00	(\$1,400.00)	\$1,400.00	\$0.00	(\$1,400.00)	\$0.00
08210 Pool Operation & Mgmt.	\$1,000.00	\$275.00	(\$725.00)	\$2,925.00	\$2,200.00	(\$725.00)	\$3,300.00
08240 Pool Supplies	\$0.00	\$520.83	\$520.83	\$3,645.81	\$4,166.64	\$520.83	\$6,250.00
08260 Pool Electricity	\$0.00	\$14.00	\$14.00	\$98.00	\$112.00	\$14.00	\$168.00
08510 Landscaping	\$850.00	\$100.00	(\$750.00)	\$1,550.00	\$800.00	(\$750.00)	\$1,200.00
08910 Electricity	\$89.45	\$0.00	(\$89.45)	\$89.45	\$0.00	(\$89.45)	\$0.00
09020 Grounds Maintenance	\$0.00	\$83.33	\$83.33	\$583.31	\$666.64	\$83.33	\$1,000.00
09250 Maintenance Supplies	\$0.00	\$81.92	\$81.92	\$573.44	\$655.36	\$81.92	\$983.00
09610 Lawn Maint. & Landscaping	\$0.00	\$1,651.92	\$1,651.92	\$11,563.44	\$13,215.36	\$1,651.92	\$19,823.00
09700 Trash Removal	\$0.00	\$35.00	\$35.00	\$245.00	\$280.00	\$35.00	\$420.00
09910 Reserves - Unallocated	\$0.00	\$0.00	\$0.00	\$419.93	\$0.00	(\$419.93)	\$0.00
09920 Reserves - Concrete	\$0.00	\$2,188.50	\$2,188.50	\$15,319.50	\$17,508.00	\$2,188.50	\$26,262.00
09930 Reserves - Street Lights	\$0.00	\$781.50	\$781.50	\$5,470.50	\$6,252.00	\$781.50	\$9,378.00
09940 Reserves - Pool	\$0.00	\$857.88	\$857.88	\$6,005.16	\$6,863.04	\$857.88	\$10,294.56
Total	\$5,293.31	\$14,539.97	\$9,246.66	\$113,003.19	\$116,569.76	\$3,566.57	\$174,729.56

Net Income	\$32,842.23	\$21,956.32	\$10,885.91	\$189,779.91	\$177,384.16	\$12,395.75	\$265,209.52
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Trial Balance

Paradise Cove Condominiums
 Period: 08/01/2017 - 08/31/2017

Run Date: 08/23/2017
 Run Time: 11:00 AM

Account	Balance Forward	Debits	Credits	Ending Balance
07020 Accounting Fees	\$1,750.00	\$500.00	\$0.00	\$2,250.00
8/1/2017 AP 8123 - Enter Bills - Generate Payable		\$500.00	\$0.00	
Vendor: AAA - AAA ACCOUNTANTS				
Reference: Accounting Services				
03010 Accounts Payable	\$0.00	\$4,300.00	(\$5,239.45)	(\$939.45)
8/1/2017 AP 8122 - Enter Bills - Generate Payable		\$0.00	(\$1,400.00)	
8/1/2017 AP 8123 - Enter Bills - Generate Payable		\$0.00	(\$500.00)	
8/1/2017 AP 8126 - Enter Bills - Generate Payable		\$0.00	(\$1,400.00)	
8/15/2017 AP 8128 - Payable - Print Checks		\$3,300.00	\$0.00	
8/23/2017 AP 8125 - Enter Bills - Generate Payable		\$0.00	(\$1,000.00)	
8/23/2017 AP 8127 - Enter Bills - Generate Payable		\$0.00	(\$89.45)	
8/28/2017 AP 8133 - Payable - Print Checks		\$1,000.00	\$0.00	
8/30/2017 AP 8137 - Enter Bills - Generate Payable		\$0.00	(\$850.00)	
06310 Assessment Income	(\$55,428.87)	\$0.00	(\$7,918.41)	(\$63,347.28)
8/1/2017 AR 8116 - Apply Charges		\$0.00	(\$7,918.41)	
01310 Assessments Receivable	\$3,220.34	\$7,918.41	(\$2,354.82)	\$8,783.93
8/1/2017 AR 8116 - Apply Charges		\$7,918.41	\$0.00	
8/1/2017 AR 8117 - Apply PrePays		\$0.00	(\$543.38)	
8/2/2017 AR 8118 - Cash Receipts - Manual		\$0.00	(\$1,811.44)	
07990 Bad Debt Expense	\$3,760.16	\$0.00	\$0.00	\$3,760.16
01010 Cash Checking - Operating	\$431,983.40	\$7,785.01	(\$4,353.86)	\$435,414.55
8/2/2017 AR 8118 - Cash Receipts - Manual		\$7,735.76	\$0.00	
8/15/2017 AP 8128 - Payable - Print Checks		\$0.00	(\$3,300.00)	
8/23/2017 AP 8124 - Enter Bills - Handwritten Check		\$0.00	(\$53.86)	
8/28/2017 AP 8133 - Payable - Print Checks		\$0.00	(\$1,000.00)	
8/30/2017 AR 8136 - Cash Receipts - Miscellaneous		\$49.25	\$0.00	
01070 Cash Savings - Reserves	\$106,661.81	\$0.00	\$0.00	\$106,661.81
01210 Certificates of Deposit-Reserv	\$300,000.00	\$0.00	\$0.00	\$300,000.00
08910 Electricity	\$0.00	\$89.45	\$0.00	\$89.45
8/23/2017 AP 8127 - Enter Bills - Generate Payable		\$89.45	\$0.00	
Vendor: TAMPA - TAMPA BAY ELECTRIC				
Reference: Monthly Electricity - Club House				
08010 Electricity - Units	\$36,166.69	\$0.00	\$0.00	\$36,166.69

Account	Balance Forward	Debits	Credits	Ending Balance
03110 Employee Federal With.	(\$266.92)	\$0.00	\$0.00	(\$266.92)
03160 Employees Medicare With.	(\$269.28)	\$0.00	\$0.00	(\$269.28)
03170 Employers Medicare Liab.	(\$51.04)	\$0.00	\$0.00	(\$51.04)
09020 Grounds Maintenance	\$583.31	\$0.00	\$0.00	\$583.31
08510 Landscaping	\$700.00	\$850.00	\$0.00	\$1,550.00
8/30/2017	AP 8137 - Enter Bills - Generate Payable	\$850.00	\$0.00	
	Vendor: LAN - LANDSHAPES			
	Reference: Monthly Landscaping Services			
06340 Late Fee Income	(\$8,290.00)	\$0.00	(\$1,840.00)	(\$10,130.00)
8/15/2017	AR 8119 - Apply Late Fee	\$0.00	(\$1,840.00)	
01340 Late Fees Receivable	\$1,270.00	\$1,840.00	(\$65.00)	\$3,045.00
8/2/2017	AR 8118 - Cash Receipts - Manual	\$0.00	(\$65.00)	
8/15/2017	AR 8119 - Apply Late Fee	\$1,840.00	\$0.00	
06810 Laundry Income	\$0.00	\$0.00	(\$49.25)	(\$49.25)
8/30/2017	AR 8136 - Cash Receipts - Miscellaneous	\$0.00	(\$49.25)	
09610 Lawn Maint. & Landscaping	\$11,563.44	\$0.00	\$0.00	\$11,563.44
09250 Maintenance Supplies	\$573.44	\$0.00	\$0.00	\$573.44
07010 Management Fees	\$8,400.00	\$1,400.00	\$0.00	\$9,800.00
8/1/2017	AP 8126 - Enter Bills - Generate Payable	\$1,400.00	\$0.00	
	Vendor: 000123 - 123 MANAGEMENT COMPANY			
	Reference: Monthly Management Services			
07320 Office Supplies	\$0.00	\$53.86	\$0.00	\$53.86
8/23/2017	AP 8124 - Enter Bills - Handwritten Check	\$53.86	\$0.00	
	Vendor: OFFICE - OFFICE DEPOT			
	Reference: August Office Supplies			
06380 Owner Admin. Fees Income	(\$540.00)	\$0.00	\$0.00	(\$540.00)
8/15/2017	AR 8121 - Set Collection Status / Apply Admin Fee	\$0.00	\$0.00	
01380 Owner Admin. Fees Receiv.	\$45.00	\$0.00	\$0.00	\$45.00
8/15/2017	AR 8121 - Set Collection Status / Apply Admin Fee	\$0.00	\$0.00	
06390 Owner Interest Income	(\$1,673.60)	\$0.00	\$0.00	(\$1,673.60)

Account	Balance Forward	Debits	Credits	Ending Balance
01390 Owner Interest Receiv.	\$75.92	\$0.00	\$0.00	\$75.92
08070 Plumbing Repairs - Units	\$0.00	\$1,400.00	\$0.00	\$1,400.00
8/1/2017 AP 8122 - Enter Bills - Generate Payable		\$1,400.00	\$0.00	
Vendor: 123 - 123 Plumbing Services				
Reference: Plumbing Services				
08260 Pool Electricity	\$98.00	\$0.00	\$0.00	\$98.00
08210 Pool Operation & Mgmt.	\$1,925.00	\$1,000.00	\$0.00	\$2,925.00
8/23/2017 AP 8125 - Enter Bills - Generate Payable		\$1,000.00	\$0.00	
Vendor: POOL - POOL MANAGEMENT SYSTEMS				
Reference: Pool Contract				
08240 Pool Supplies	\$3,645.81	\$0.00	\$0.00	\$3,645.81
07260 Postage & Mail	\$160.44	\$0.00	\$0.00	\$160.44
03310 Prepaid Owner Assessments	(\$6,595.64)	\$4,855.86	\$0.00	(\$1,739.78)
8/1/2017 AR 8117 - Apply PrePays		\$4,855.86	\$0.00	
8/2/2017 AR 8118 - Cash Receipts - Manual		\$0.00	\$0.00	
05510 Prior Year Net Inc./Loss	(\$282,424.42)	\$0.00	\$0.00	(\$282,424.42)
06320 Reserve Assmt. Income	(\$26,795.16)	\$0.00	(\$3,827.88)	(\$30,623.04)
8/1/2017 AR 8116 - Apply Charges		\$0.00	(\$3,827.88)	
01320 Reserve Assmts. Receiv.	\$1,484.28	\$3,827.88	(\$1,406.16)	\$3,906.00
8/1/2017 AR 8116 - Apply Charges		\$3,827.88	\$0.00	
8/1/2017 AR 8117 - Apply PrePays		\$0.00	(\$624.96)	
8/2/2017 AR 8118 - Cash Receipts - Manual		\$0.00	(\$781.20)	
06905 Reserve Interest Income	(\$419.93)	\$0.00	\$0.00	(\$419.93)
05030 Reserves - Concrete	(\$61,738.50)	\$0.00	\$0.00	(\$61,738.50)
09920 Reserves - Concrete	\$15,319.50	\$0.00	\$0.00	\$15,319.50
05020 Reserves - Pavement	(\$172,891.50)	\$0.00	\$0.00	(\$172,891.50)
09940 Reserves - Pool	\$6,005.16	\$0.00	\$0.00	\$6,005.16
05040 Reserves - Retaining Wall	(\$117,772.52)	\$0.00	\$0.00	(\$117,772.52)
05210 Reserves - Roofs	(\$50,000.00)	\$0.00	\$0.00	(\$50,000.00)
09930 Reserves - Street Lights	\$5,470.50	\$0.00	\$0.00	\$5,470.50

Account	Balance Forward	Debits	Credits	Ending Balance
05011 Reserves - Unallocated	(\$4,259.29)	\$0.00	\$0.00	(\$4,259.29)
09910 Reserves - Unallocated	\$419.93	\$0.00	\$0.00	\$419.93
08050 Roof Maintenance - Units	\$700.00	\$0.00	\$0.00	\$700.00
06410 Special Assessment Income	(\$171,500.00)	\$0.00	(\$24,500.00)	(\$196,000.00)
8/1/2017 AR 8116 - Apply Charges		\$0.00	(\$24,500.00)	
01410 Special Assessment Receivable	\$8,684.28	\$24,500.00	(\$8,765.64)	\$24,418.64
8/1/2017 AR 8116 - Apply Charges		\$24,500.00	\$0.00	
8/1/2017 AR 8117 - Apply PrePays		\$0.00	(\$3,687.52)	
8/2/2017 AR 8118 - Cash Receipts - Manual		\$0.00	(\$5,078.12)	
03140 State Tax Withholding	(\$218.24)	\$0.00	\$0.00	(\$218.24)
09700 Trash Removal	\$245.00	\$0.00	\$0.00	\$245.00
08030 Water & Sewer - Units	\$10,223.50	\$0.00	\$0.00	\$10,223.50
Total:	\$0.00	\$60,320.47	(\$60,320.47)	\$0.00

Reserve Statement

Paradise Cove Condominiums
Period: 08/01/2017 - 08/31/2017

Run Date: 08/23/2017
Run Time: 11:00 AM

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
05030 Reserves - Concrete	\$61,738.50	\$0.00	\$0.00	\$61,738.50
05020 Reserves - Pavement	\$172,891.50	\$0.00	\$0.00	\$172,891.50
05040 Reserves - Retaining Wall	\$117,772.52	\$0.00	\$0.00	\$117,772.52
05210 Reserves - Roofs	\$50,000.00	\$0.00	\$0.00	\$50,000.00
05011 Reserves - Unallocated	\$4,259.29	\$0.00	\$0.00	\$4,259.29
	\$406,661.81	\$0.00	\$0.00	\$406,661.81

Aged Owner Balance

Paradise Cove Condominiums
As of 08/31/2017

Run Date: 08/23/2017
Run Time: 11:00 AM

Account #	Lot/Unit	Name/Address	Current	Over 30	Over 60	Over 90	Total
101CNC		Cyndi Stevenson 101 Chestnut Circle	\$304.50	\$0.00	\$0.00	\$0.00	\$304.50
102CNC		Marjorie Clark 102 Chestnut Circle	\$844.50	\$2,694.44	\$0.00	\$0.00	\$3,538.94
102PCC		David & Dorothy Rose 102 Peacock Circle	\$831.28	\$1,662.56	\$0.00	\$0.00	\$2,493.84
103CNC		Simon Ortiz 103 Chestnut Circle	\$829.50	\$0.00	\$0.00	\$0.00	\$829.50
103PCC		Leo Harrington 103 Peacock Circle	\$831.28	\$831.28	\$0.00	\$0.00	\$1,662.56
104PCC		Winnifred Ray 104 Peacock Circle	\$844.50	\$856.99	\$0.00	\$0.00	\$1,701.49
105PCC		Maggie Schneider 105 Peacock Circle	\$816.28	\$0.00	\$0.00	\$0.00	\$816.28
105TBC		Dominick Carpenter 105 Timber Circle	\$781.88	\$0.00	\$0.00	\$0.00	\$781.88
106FRC		Lucy Lawson 106 Forest Circle	\$802.37	\$0.00	\$0.00	\$0.00	\$802.37
106PCC		Trevor & Jane Boyd 106 Peacock Circle	\$831.28	\$831.28	\$0.00	\$0.00	\$1,662.56
107FRC		Sherri Collier 107 Forest Circle	\$817.37	\$817.37	\$0.00	\$0.00	\$1,634.74
107PCC		Melody Sanders 107 Peacock Circle	\$816.28	\$0.00	\$0.00	\$0.00	\$816.28
107TBC		Omar & Sheila Mendez 107 Timber Circle	\$781.88	\$0.00	\$0.00	\$0.00	\$781.88
108FRC		Steven & Arlene Welch 108 Forest Circle	\$761.05	\$761.05	\$0.00	\$0.00	\$1,522.10

Account #	Lot/Unit	Name/Address	Current	Over 30	Over 60	Over 90	Total
108PCC		Elsie Reese 108 Peacock Circle	\$746.05	\$0.00	\$0.00	\$0.00	\$746.05
109CVD		Irving Garcia 109 Country Villas Drive	\$746.05	\$0.00	\$0.00	\$0.00	\$746.05
109FRC		Julius Gilbert 109 Forest Circle	\$746.05	\$138.15	\$0.00	\$0.00	\$884.20
109PCC		Leonard Smith 109 Peacock Circle	\$781.88	\$0.00	\$0.00	\$0.00	\$781.88
109TBC		Orlando Carter 109 Timber Circle	\$256.88	\$0.00	\$0.00	\$0.00	\$256.88
110FRC		Troy & Miranda Gutierrez 110 Forest Circle	\$831.28	\$831.28	\$0.00	\$0.00	\$1,662.56
110PCC		Randolph & Mortimer Moreno 110 Peacock Circle	\$816.28	\$0.00	\$0.00	\$0.00	\$816.28
111CVD		Christian & Anna Garrett 111 Country Villas Drive	\$746.05	\$0.00	\$0.00	\$0.00	\$746.05
111FRC		Francis Gardner 111 Forest Circle	\$802.37	\$302.37	\$0.00	\$0.00	\$1,104.74
111PCC		Drew Fisher 111 Peacock Circle	\$781.88	\$0.00	\$0.00	\$0.00	\$781.88
111TBC		Kim Gilbert 111 Timber Circle	\$221.05	\$0.00	\$0.00	\$0.00	\$221.05
112FRC		Garrett & Phyllis Patton 112 Forest Circle	\$844.50	\$844.50	\$0.00	\$0.00	\$1,689.00
112PCC		Angie Wilkerson 112 Peacock Circle	\$816.28	\$0.00	\$0.00	\$0.00	\$816.28
113FRC		Teresa Clark 113 Forest Circle	\$831.28	\$831.28	\$0.00	\$0.00	\$1,662.56
113PCC		Courtney Rivera 113 Peacock Circle	\$844.50	\$2,545.99	\$0.00	\$0.00	\$3,390.49
113TBC		Leona Brooks 113 Timber Circle	\$746.05	\$0.00	\$0.00	\$0.00	\$746.05
115CVD		Marguerite Barton	\$746.05	\$0.00	\$0.00	\$0.00	\$746.05

Account #	Lot/Unit	Name/Address	Current	Over 30	Over 60	Over 90	Total
		115 Country Villas Drive					
117CVD		Mack & Betty Walker 117 Country Villas Drive	\$781.88	\$0.00	\$0.00	\$0.00	\$781.88
119CVD		Clyde Miles 119 Country Villas Drive	\$781.88	\$0.00	\$0.00	\$0.00	\$781.88
123CVD		Valerie Jackson 123 Country Villas Drive	\$781.88	\$0.00	\$0.00	\$0.00	\$781.88
125CVD		Yvette Harvey 125 Country Villas Drive	\$781.88	\$0.00	\$0.00	\$0.00	\$781.88
			\$26,325.95	\$13,948.54	\$0.00	\$0.00	\$40,274.49

Owner Balances

Paradise Cove Condominiums
As of 07/31/2017

Run Date: 08/23/2017
Run Time: 11:00 AM

Account#	Owner	Lot#	Unit#	Address	Balance
101PCC	Darrin Ortiz			101 Peacock Circle Clearwater, FL 33763	01 - Late Fees: \$65.00 A1 - HOA ASSESSMENT: \$188.16 C1 - Spec. Assmt: \$500.00 C2 - Reserve Assmt.: \$78.12 Total: \$831.28
102CNC	Marjorie Clark			102 Chestnut Circle Clearwater, FL 33763	01 - Late Fees: \$260.00 03 - Admin. Fees: \$45.00 04 - Interest: \$50.94 A1 - HOA ASSESSMENT: \$604.14 C1 - Spec. Assmt: \$1,500.00 C2 - Reserve Assmt.: \$234.36 Total: \$2,694.44
102PCC	David & Dorothy Rose			102 Peacock Circle Clearwater, FL 33763	01 - Late Fees: \$130.00 A1 - HOA ASSESSMENT: \$376.32 C1 - Spec. Assmt: \$1,000.00 C2 - Reserve Assmt.: \$156.24 Total: \$1,662.56
103PCC	Leo Harrington			103 Peacock Circle Clearwater, FL 33763	01 - Late Fees: \$65.00 A1 - HOA ASSESSMENT: \$188.16 C1 - Spec. Assmt: \$500.00 C2 - Reserve Assmt.: \$78.12 Total: \$831.28
104PCC	Winnifred Ray			104 Peacock Circle Clearwater, FL 33763	01 - Late Fees: \$65.00 04 - Interest: \$12.49 A1 - HOA ASSESSMENT: \$201.38 C1 - Spec. Assmt: \$500.00 C2 - Reserve Assmt.: \$78.12 Total: \$856.99
106PCC	Trevor & Jane Boyd			106 Peacock Circle Clearwater, FL 33763	01 - Late Fees: \$65.00 A1 - HOA ASSESSMENT: \$188.16 C1 - Spec. Assmt: \$500.00 C2 - Reserve Assmt.: \$78.12 Total: \$831.28
107FRC	Sherri Collier			107 Forest Circle Clearwater, FL 33763	01 - Late Fees: \$65.00 A1 - HOA ASSESSMENT: \$174.25 C1 - Spec. Assmt: \$500.00 C2 - Reserve Assmt.: \$78.12 Total: \$817.37
108FRC	Steven & Arlene Welch			108 Forest Circle Clearwater, FL 33763	01 - Late Fees: \$65.00 A1 - HOA ASSESSMENT: \$117.93 C1 - Spec. Assmt: \$500.00

Account#	Owner	Lot#	Unit#	Address	Balance
					C2 - Reserve Assmt.: \$78.12
					Total: \$761.05
109FRC	Julius Gilbert			109 Forest Circle Clearwater, FL 33763	01 - Late Fees: \$50.00 C1 - Spec. Assmt: \$10.03 C2 - Reserve Assmt.: \$78.12
					Total: \$138.15
110FRC	Troy & Miranda Gutierrez			110 Forest Circle Clearwater, FL 33763	01 - Late Fees: \$65.00 A1 - HOA ASSESSMENT: \$188.16 C1 - Spec. Assmt: \$500.00 C2 - Reserve Assmt.: \$78.12
					Total: \$831.28
111FRC	Francis Gardner			111 Forest Circle Clearwater, FL 33763	01 - Late Fees: \$50.00 C1 - Spec. Assmt: \$174.25 C2 - Reserve Assmt.: \$78.12
					Total: \$302.37
112FRC	Garrett & Phyllis Patton			112 Forest Circle Clearwater, FL 33763	01 - Late Fees: \$65.00 A1 - HOA ASSESSMENT: \$201.38 C1 - Spec. Assmt: \$500.00 C2 - Reserve Assmt.: \$78.12
					Total: \$844.50
113FRC	Teresa Clark			113 Forest Circle Clearwater, FL 33763	01 - Late Fees: \$65.00 A1 - HOA ASSESSMENT: \$188.16 C1 - Spec. Assmt: \$500.00 C2 - Reserve Assmt.: \$78.12
					Total: \$831.28
113PCC	Courtney Rivera			113 Peacock Circle Clearwater, FL 33763	01 - Late Fees: \$195.00 04 - Interest: \$12.49 A1 - HOA ASSESSMENT: \$604.14 C1 - Spec. Assmt: \$1,500.00 C2 - Reserve Assmt.: \$234.36
					Total: \$2,545.99
					01 - Late Fees: \$1,270.00 03 - Admin. Fees: \$45.00 04 - Interest: \$75.92 A1 - HOA ASSESSMENT: \$3,220.34 C1 - Spec. Assmt: \$8,684.28 C2 - Reserve Assmt.: \$1,484.28
					\$14,779.82

Prepaid Owners

Paradise Cove Condominiums
As of 08/31/2017

Run Date: 08/23/2017
Run Time: 11:00 AM

Owner	Address	Account #	Lot #	Prepaid Balance
Penny Barker	103 Timber Circle	103TBC		PP : \$731.88 Total: \$731.88
Terrence Armstrong	107 Country Villas Drive	107CVD		PP : \$503.95 Total: \$503.95
Ida Pena	113 Country Villas Drive	113CVD		PP : \$503.95 Total: \$503.95
				\$1,739.78

Check Register

Paradise Cove Condominiums
 Period: 08/01/2017 - 08/31/2017

Run Date: 08/23/2017
 Run Time: 11:00 AM

Check Date	Check	Vendor	Name	Reference	Account	Check Amount
08/15/2017	686	000123	123 MANAGEMENT COMPANY	Monthly Management Services	07010 Management Fees	\$1,400.00
08/15/2017	687	AAA	AAA ACCOUNTANTS	Accounting Services	07020 Accounting Fees	\$500.00
08/15/2017	688	123	123 Plumbing Services	Plumbing Services	08070 Plumbing Repairs - Units	\$1,400.00
08/23/2017	VISA	OFFICE	OFFICE DEPOT	August Office Supplies	07320 Office Supplies	\$53.86
08/28/2017	689	POOL	POOL MANAGEMENT SYSTEMS	Pool Contract	08210 Pool Operation & Mgmt.	\$1,000.00
Total:						\$4,353.86

Aged Open Items

Paradise Cove Condominiums
As of 08/31/2017

Run Date: 08/23/2017
Run Time: 11:00 AM

Item #	Contact	Invoice	Expense Acct	Date	Current	31-60	61-90	Over 90
8127	TAMPA BAY ELECTRIC	11-928347987	08910 Electricity	8/23/2017	\$89.45	\$0.00	\$0.00	\$0.00
8137	LANDSHAPES	11398797	08510 Landscaping	8/30/2017	\$850.00	\$0.00	\$0.00	\$0.00
Total					\$939.45	\$0.00	\$0.00	\$0.00

Grand Total

\$939.45

Bank Reconciliation

Paradise Cove Condominiums
As of 08/31/2017

Run Date: 08/23/2017
Run Time: 11:00 AM

Bank: BB&T - BB&T		Account Balance	\$435,414.55
GL Account: 01010 - Cash Checking - Operating		+ Uncleared Payments	\$1,053.86
GL Account Balance	\$435,414.55	- Uncleared Deposits	\$49.25
Statement Date	8/31/2017	Reconciling Balance	\$436,419.16
Bank Statement Balance	\$436,419.16	- Statement Balance	\$436,419.16
		Difference	\$0.00

Check #	Date	Source / Batch	Uncleared Deposits	Uncleared Checks
119-023847	8/30/2017	8136	\$49.25	\$0.00
689	8/28/2017	AP 8133	\$0.00	\$1,000.00
VISA	8/23/2017	AP 8124	\$0.00	\$53.86