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# Balance Sheet

Beachside Harbor Condominium  
As of July 31, 2011



Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
1310-000	Assessments Receivable	18,339.36			18,339.36
1320-000	Developer Assmts. Receiv.	37.50			37.50
1330-000	Special Assmts. Receiv.	970.53			970.53
1340-000	Late Fees Receivable	3,475.01			3,475.01
1350-000	Legal Fees Receivable	49,786.99			49,786.99
1380-000	Owner Admin. Fees Receiv.	3,572.70			3,572.70
1480-000	Work Order Receivable	112.65			112.65
1480-000	Pool Guest Pass Receivable	5,675.00			5,675.00
1510-000	A/R Other	17,720.19			17,720.19
1610-000	Prepaid Insurance	240,000.00			240,000.00
1620-000	Prepaid Expenses	300,000.00			300,000.00
	<b>TOTAL ASSETS</b>	<b>639,689.93</b>	<b>.00</b>	<b>.00</b>	<b>639,689.93</b>
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
3010-000	Accounts Payable	56,516.16			56,516.16
3110-000	Employee Federal With.	29,259.59			29,259.59
3310-000	Prepaid Owner Assessments	468,592.32			468,592.32
	<b>Subtotal Current Liab.</b>	<b>554,368.07</b>	<b>.00</b>	<b>.00</b>	<b>554,368.07</b>
<b>RESERVES:</b>					
5010-000	Reserves - Unallocated		36,129.72		36,129.72
5020-000	Reserves - Pavement		332,456.23		332,456.23
5040-000	Reserves - Retaining Wall		83,144.00		83,144.00
5050-000	Reserves - Street Lights		1,200,985.50		1,200,985.50
5060-000	Reserves - Tot Lot		281,712.85		281,712.85
5070-000	Reserves - Pool		550.00		550.00
5090-000	Reserves - Pool		56,882.26		56,882.26
	<b>Subtotal Reserves</b>	<b>.00</b>	<b>1,991,860.56</b>	<b>.00</b>	<b>1,991,860.56</b>
<b>EQUITY:</b>					
	Current Year Net Income/(Loss)	(149,091.45)	.00	.00	(149,091.45)
	<b>Subtotal Equity</b>	<b>(149,091.45)</b>	<b>.00</b>	<b>.00</b>	<b>(149,091.45)</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>405,276.62</b>	<b>1,991,860.56</b>	<b>.00</b>	<b>2,397,137.18</b>

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## Income and Expense Statement (P&L)



Beachside Harbor Condominium  
From 7/1/2011 to 7/31/2011

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME</b>							
69,995.00	(16,000.00)	85,995.00	INCOME	(100,405.00)	(192,000.00)	91,595.00	(192,000.00)
69,995.00	(16,000.00)	85,995.00	Subtotal Income	(100,405.00)	(192,000.00)	91,595.00	(192,000.00)
<b>EXPENSES</b>							
<b>General &amp; Administrative</b>							
.00	2,000.00	2,000.00	Accounting Fees	95,000.00	95,000.00	.00	95,000.00
.00	.00	.00	Newsletter	21.28	650.00	628.72	650.00
.00	250.00	250.00	Property Taxes	8,352.79	17,000.00	8,647.21	17,000.00
.00	.00	.00	Federal Income Tax	71.88	1,000.00	928.12	1,000.00
356.63	400.00	43.37	State & Local Income Tax	5,067.11	5,500.00	432.89	5,500.00
.00	.00	.00	Other Taxes & Fees	229.81	250.00	20.19	250.00
356.63	2,650.00	2,293.37	General & Administrative	v 108,742.87	119,400.00	10,657.13	119,400.00
<b>Community Room/Building</b>							
.00	.00	.00	Electricity - Units	919.49	1,000.00	80.51	1,000.00
.00	.00	.00	Gas - Units	9,700.00	10,000.00	300.00	10,000.00
.00	.00	.00	Water & Sewer - Units	4,137.11	4,200.00	62.89	4,200.00
1,315.72	644.00	(671.72)	Oil - Units	8,040.25	8,360.00	319.75	8,360.00
2,160.00	300.00	(1,860.00)	Roof Maintenance - Units	3,860.00	6,200.00	2,340.00	6,200.00
265.28	550.00	284.72	Painting - Units	4,125.07	4,500.00	374.93	4,500.00
679.11	1,000.00	320.89	Plumbing Repairs - Units	22,187.22	29,000.00	6,812.78	29,000.00
.00	.00	.00	COMMUNITY ROOM/BUILDING	16,000.00	10,000.00	(6,000.00)	10,000.00
4,420.11	2,484.00	(1,936.11)	Community Room/Buildin	g 68,969.14	73,260.00	4,290.86	73,260.00
<b>Maintenance</b>							
69,995.00	(16,000.00)	(85,995.00)	Tree Maintenance	(100,405.00)	(192,000.00)	(91,595.00)	(192,000.00)
(16,991.94)	(14,700.00)	2,291.94	Elevator Maintenance	(28,620.56)	(25,000.00)	3,620.56	(25,000.00)
53,003.06	(30,700.00)	(83,703.06)	Maintenance	(129,025.56)	(217,000.00)	(87,974.44)	(217,000.00)
57,779.80	(25,556.00)	(83,335.80)	TOTAL EXPENSES	48,686.45	(24,340.00)	(73,026.45)	(24,340.00)
12,215.20	9,556.00	2,659.20	Current Year Net Income/(l)	S (149,091.45)	(167,660.00)	18,568.55	(167,660.00)

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### Aged Owner Balances



Beachside Harbor Condominium  
As of July 31, 2011

UNIT #	ACCOUNT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
U04-02			Last Pmt: 05/31/13	50.00			
	C2	Commercial Asmt	0.00	0.00	0.00	26.20	26.20
		TOTAL:	0.00	0.00	0.00	26.20	26.20
		Notes: 04/30/11	Wrong date; slb 5/1/11				
U04-03			Last Pmt: 06/14/13	50.00			
	02	NSF charges	0.00	0.00	0.00	25.00	25.00
		TOTAL:	0.00	0.00	0.00	25.00	25.00
		Notes: 05/31/11	Chase BK Trsf Credit from other #65-BANK1 for A/				
		05/31/11	Reverse Chase BK: Trsf correction on 5/31/11				
		05/01/12	Waive late fee - new owner				
56-1055			Last Pmt: 11/05/12	275.00			
	A1	HOA Assessment	0.00	0.00	0.00	150.00	150.00
	01	Late Fees	0.00	0.00	0.00	15.00	15.00
	14		0.00	0.00	0.00	95.00	95.00
		TOTAL:	0.00	0.00	0.00	260.00	260.00
		Notes: 09/10/12	Certified mailing fee				
		09/25/12	Lien filing fee; trsf'd to TW for collection				
		02/15/13	Action taken: 01 - 45 Day Lien				
		03/12/13	certified mailing charge				
		04/10/13	Sent to TW for collection NJK				
		04/19/13	Waived certified mailing fee. NJK				
56-1064			Last Pmt: 04/10/12	275.00			
	A1	HOA Assessment	0.00	0.00	0.00	300.00	300.00
	01	Late Fees	0.00	0.00	0.00	30.00	30.00
	03	Admin. Fees	0.00	0.00	0.00	15.00	15.00
	14		0.00	0.00	0.00	95.00	95.00
		TOTAL:	0.00	0.00	0.00	440.00	440.00
		Notes: 03/20/12	Lien filed; transferred to TW				
		09/10/12	Certified mailing fee				
		09/25/12	Lien filing fee; trsf'd to TW for collection				
U08E-03			Last Pmt: 05/13/13	50.00			
	C2	Commercial Asmt	0.00	0.00	0.00	50.00	50.00

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### Aged Accounts Payable Summary



Beachside Harbor Condominium  
As of July 31, 2011

Vendor	Volr #	Invoice	Reference	Date	Amount
CITY		674 08461021200053		09/11/13	726.46
		676 08461021100056		09/11/13	472.82
		677 08461021000059		09/11/13	390.50
		678 08461020900051		09/11/13	1014.58
		680 08461020600050		09/11/13	572.11
		681 08461020500053		09/11/13	359.63
		682 08461020300059		09/11/13	623.56
		683 08461020200052		09/11/13	654.43
		684 08461020100055		09/11/13	699.20
		685 08461020000058		09/11/13	1920.10
		686 08461020700057		09/11/13	235.77
		687 08461022100057		09/11/13	359.63
		688 08461022000050		09/11/13	726.46
		689 08461021900052		09/11/13	952.84
		690 08461021800055		09/11/13	479.50
		691 08461021700058		09/11/13	675.01
		718 03300650530014		09/11/13	1213.20
	Total:				
EISENB	719 5 OF 36		36 PAYMENTS	09/11/13	1916.13
FPL		693 50324-74388		09/11/13	392.97
		694 63182-58248		09/11/13	51.97
		697 22508-06342		09/11/13	69.48
		699 69676-89446		09/11/13	55.91
		700 80934-52541		09/11/13	48.64
		702 87548-04386		09/11/13	14.67
		706 86388-06045		09/11/13	27.17
		707 17734-66048		09/11/13	83.90
		708 66127-07049		09/11/13	21.92
		709 09233-79002		09/11/13	30.35
		710 58979-11102		09/11/13	56.00
		711 31008-32108		09/11/13	73.53
		712 59479-13108		09/11/13	39.55
		713 75729-51593		09/11/13	60.28
	714 64998-32597		09/11/13	73.21	
	715 39036-72594		09/11/13	30.78	
	716 09736-23598		09/11/13	48.11	
	717 12336-61550		09/11/13	427.43	
Total:					1,605.87
PAVING	573 032913		Asphalt repair (north)	05/28/13	26368.00
PREMIU	720 398553		4 OF 10 PAYMENTS	09/11/13	16701.89
Grand total:					58,667.69

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# Check Register



Beachside Harbor Condominium

### CASH DISBURSEMENTS

Starting Check Date: 5/01/13    Cash account #: 1030  
Ending Check Date: 5/15/13

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
5/01/13	5	(M)EISENB	EISENGER,BROWN,LEWIS & FRANKEL	1,916.13	36 PAYMENTS
5/01/13	1084	BUENA	BUENA VISTA	1,957.24	03/25/13-03/30/13
5/01/13	1085	VOID		.00	
5/01/13	1086	VOID		.00	
5/01/13	1087	VOID		.00	
5/01/13	1088	VOID		.00	
5/01/13	1089	VOID		.00	
5/01/13	1090	VOID		.00	
5/01/13	1091	VOID		.00	
5/01/13	1092	VOID		.00	
5/01/13	1093	VOID		.00	
5/01/13	1094	BAKALA	BAKALAR & ASSOCIATES, P.A.	1,579.00	Martinez, Craig # 4B
5/01/13	1095	CPM	CREAM PROPERTY MAINTENANCE	2,405.34	Maintenance 05/13
5/01/13	1096	CREAM	THE CREAM GROUP	7,482.71	Cleaning supplies
5/01/13	1097	DSR	DATA SOURCE RESEARCH	679.66	Feb & March
5/01/13	1098	EVANS	EVANS ROOFING	2,990.00	roof repair unit 1C
5/01/13	1099	MARILL	MARILL SECURITY SERVICES	1,612.90	02/25/13-03/03/13
5/01/13	1100	PRODOC	PRODUCTIVE SERVICE LLC	2,000.00	April cut + tree removal
5/03/13	4	(M)NEXTIV	NEXTIVA	150.85	First month & phone
5/03/13	5	(M)FPL	FPL	2,480.65	1911 NW 96TH TER POOL
5/06/13	5	(M)NEXTIV	NEXTIVA	37.37	May /13
5/08/13	1101	FITNES	THE FITNESS SOLUTION, INC.	121.90	Svc call
5/08/13	1102	FLOHEA	BROWARD COUNTY HEALTH DEPT.	750.00	Main pool
5/08/13	1103	MASCO	MASTER & COMPANY, P.A.	1,350.00	Progress billing audit
5/08/13	1104	PALM	PALM BEACH GOLF CARS	137.80	May lease billing
5/08/13	1105	POWER	POWER EXTERMINATORS, INC	95.00	Indoor pest control
5/08/13	1106	SKY	SKYVIEW POOLS INC.	775.00	April 2013
5/08/13	1107	SUNSHI	SUNSHINE GOLF CAR	137.80	enclosure
5/08/13	1108	TIAR	TIAR HANDYMAN SERVICES	410.00	jacuzzi repair
5/08/13	1109	REFLEC	REFLECTIONS AT PEMBROKE PINES	9,113.55	april reserve transfer
5/08/13	1110	REFLEC	REFLECTIONS AT PEMBROKE PINES	9,113.55	May reserve transfer
5/08/13	1111	JSP	JUAN PENA	283.36	supplies
5/13/13	5	(M)PREMIU	PTS INSURANCE	16,701.89	2 OF 10 PAYMENTS
5/14/13	5	(M)CITY	CITY OF PEMBROKE PINES	16,359.58	2301 NW 96TH TERRACE
5/15/13	1112	ASAP	ASAP LOCKSMITH	370.00	Pool Entry Gate
5/15/13	1113	ATT	AT & T	208.39	April 4- May 3 final bill
5/15/13	1114	BAKALA	BAKALAR & ASSOCIATES, P.A.	697.04	Roemer, Ricardo
5/15/13	1115	BUENA	BUENA VISTA	1,381.58	04/14/13-04/27/13
5/15/13	1116	CITY	CITY OF PEMBROKE PINES	4,866.20	Permit Fee
5/15/13	1117	CRITTE	CRITTER COPS FL INC	140.00	May Service
5/15/13	1118	POWER	POWER EXTERMINATORS, INC	700.00	Lawn pest control
5/15/13	1119	QUILL	QUILL CORPORATION	224.69	Brother ink
5/15/13	1120	WASTE	WASTE PRO-FT LAUDERDALE	1,046.46	April 2013
Totals:				90,275.64	

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## Cash Receipt Deposits



Beachside Harbor Condominium  
From 7/1/2011 to 7/31/2011

STREET ADDRESS	PAYOR NAME	AMOUNT RECEIVED	ASSMPTS A1	LATE FEES 01	LEGAL 05	PREPAID PF	----- OTHER ----- CODE	AMOUNT
1000 S. BEACHSIDE BLVD UNIT 101	OWNER	150.00				150.00		
1000 S. BEACHSIDE BLVD UNIT 101	OWNER	300.00				300.00		
1000 S. BEACHSIDE BLVD UNIT 102/103	OWNER	150.00				150.00		
1000 S. BEACHSIDE BLVD UNIT 102/103	OWNER	150.00				150.00		
1000 S. BEACHSIDE BLVD UNIT 103/104	OWNER	150.00	150.00					
1000 S. BEACHSIDE BLVD UNIT 103/104	OWNER	150.00	150.00					
1000 S. BEACHSIDE BLVD UNIT 105	OWNER	150.00	150.00					
1000 S. BEACHSIDE BLVD UNIT 105	OWNER	150.00	150.00					
1000 S. BEACHSIDE BLVD UNIT 106/107	OWNER	150.00	150.00					
1000 S. BEACHSIDE BLVD UNIT 106/107	OWNER	150.00				150.00		
1000 S. BEACHSIDE BLVD UNIT 108	OWNER	150.00	150.00					
1000 S. BEACHSIDE BLVD UNIT 108	OWNER	150.00				150.00		
1000 S. BEACHSIDE BLVD UNIT 109	OWNER	150.00				150.00		
1000 S. BEACHSIDE BLVD UNIT 109	OWNER	150.00	150.00					
1000 S. BEACHSIDE BLVD UNIT 110	OWNER	150.00				150.00		
1000 S. BEACHSIDE BLVD UNIT 110	OWNER	150.00					10	150.00
1000 S. BEACHSIDE BLVD UNIT 111	OWNER	150.00				150.00		

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### Bank Reconciliation



Beachside Harbor Condominium  
From 7/1/2011 to 7/31/2011

Bank #: 01 Cash Account                      1010    Checking Operating 2  
G/L Acct Bal:    14,887.88  
Bank Balance:    51,418.42  
Statement date: 05/31/13

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
<b>OUTSTANDING ITEMS:</b>					
1001	12/14/12	ELIZABETH & DAVID, INC		116.60	
1005	12/14/12	THE LIBRARY GROUP		62.72	
1088	03/13/13	BEACHSIDE HARBOR OF HOUSING OF		9,113.55	
1089	03/13/13	BEACHSIDE HARBOR OF HOUSING OF		9,113.55	
362	03/15/13	THE LIBRARY GROUP			16,701.89
1035	05/08/13	BEACHSIDE HARBOR OF HOUSING OF		9,113.55	
1036	05/08/13	BEACHSIDE HARBOR OF HOUSING OF		9,113.55	
1041	05/08/13	BEACHSIDE HARBOR OF HOUSING OF		9,113.55	
1041	05/08/13	THE LIB. BEACHSIDE HARBOR OF		9,113.55-	
Total Outstanding				36,633.52	16,701.89

#### Bank Reconciliation Summary

Checkbook Balance	31,486.79	Reconciling Balance	51,418.42
Uncleared Checks, Credits	36,633.52 +	Bank Stmt. Balance	51,418.42
Uncleared Deposits, Debits	16,701.89 -	Difference	0.00



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