

The Fairways Condominium of Lehigh Acres, Florida, Inc.

01/21/19

Balance Sheet

Accrual Basis

As of December 31, 2018

	<u>Dec 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
BB&T - Operating Account	15,359.88
FCB-CD 3/2010	8,124.99
FCB-CD 3/2012	9,329.86
FCB-CD 3/2013	4,618.54
FCB-CD 3/2017	4,551.03
FCB-CD 4/2005	15,234.36
FCB-CD 4/2015	4,581.78
FCB - Operating Account	<u>31,044.08</u>
Total Checking/Savings	92,844.52
Accounts Receivable	
Accounts Receivables	<u>110.00</u>
Total Accounts Receivable	<u>110.00</u>
Total Current Assets	<u>92,954.52</u>
TOTAL ASSETS	<u>92,954.52</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Assessments	<u>5,642.00</u>
Total Other Current Liabilities	<u>5,642.00</u>
Total Current Liabilities	<u>5,642.00</u>
Total Liabilities	5,642.00
Equity	
Fund Balance	42,502.39
Reserve	
Building	9,267.45
Interest	108.46
Painting	16,000.00
Paving	9,267.45
Pool	1,923.58
Roof	<u>40,917.70</u>
Total Reserve	77,484.64
Net Income	<u>-32,674.51</u>
Total Equity	<u>87,312.52</u>
TOTAL LIABILITIES & EQUITY	<u>92,954.52</u>

The Fairways Condominium of Lehigh Acres, Florida, Inc.
Profit & Loss YTD Comparison
December 2018

	Dec 18	Jan - Dec 18
Ordinary Income/Expense		
Income		
Application Fees	100.00	600.00
Interest Income - Operating	1.45	18.35
Interest Income - Reserves	0.00	131.98
Late Fee	0.00	15.00
Maintenance Fees - Operating	3,783.36	44,840.32
Maintenance Fees - Reserve	416.64	4,999.68
Special Assessment - Irma	0.00	6,720.00
Total Income	4,301.45	57,325.33
Expense		
Administrative		
Accountant	0.00	550.00
Attorney	0.00	457.50
Bank	154.00	327.30
Insurance	251.00	12,561.00
License & Fees	348.25	460.25
Management Fees	414.00	3,690.00
Office Supplies	26.35	755.22
Postage	8.55	161.75
Total Administrative	1,202.15	18,963.02
Building Maintenance		
Building Maintenance	17.57	127.57
Pressure Washing	0.00	850.00
Total Building Maintenance	17.57	977.57
Common Grounds		
Irrigation	0.00	360.00
Lawn & Grounds Supplies	0.00	2,402.46
Lawn Care	800.00	9,800.00
Pool Equipment	0.00	143.09
Pool Repairs	0.00	477.37
Pool Service	150.00	1,350.00
Tree Trimming	0.00	1,000.00
Total Common Grounds	950.00	15,532.92
Federal Income Tax	0.00	64.84
Transfer to Reserves	1.32	46,369.33
Utilities		
Electric	230.17	3,149.82
Garbage	0.00	2,076.88
Water & Sewer	418.26	2,865.46
Total Utilities	648.43	8,092.16
Total Expense	2,819.47	89,999.84
Net Ordinary Income	1,481.98	-32,674.51
Net Income	1,481.98	-32,674.51