

**Cond. Bahía del Mar
Balance Sheet
As of October 31, 2017**

Assets

Cash			
Checking balance	\$	-	
Legal reserve		<u>20,744.69</u>	
			20,744.69
Maintenance fees receivable			6,894.77
Utilities deposits			<u>500.00</u>
Total Assets	\$		<u><u>28,139.46</u></u>

Liabilities

Overdraft balance	\$	5,392.38	
Homeowners rental deposits		900.00	
Unearned revenues (prepaid maintenance dues)		<u>2,634.49</u>	
Total Liabilities			<u>8,926.87</u>

Equity

Retained surplus		<u>19,212.59</u>	
Total Equity			<u>19,212.59</u>
Total Liabilities and Equity	\$		<u><u>28,139.46</u></u>

Cond. Bahía del Mar
Statement of Income and Expenses
For the year ended October 31, 2017

	2016-17			
	(*)	31-Oct-17 Actual	Budget	Variance fav (unfav)
Income				
Maintenance Fee		\$ 46,320.00	\$ 46,320.00	\$ -
Miscellaneous income		1,030.10	-	1,030.10
Total Income		<u>47,350.10</u>	<u>46,320.00</u>	<u>1,030.10</u>
Expenses				
Contracted Services				
Administration and Maintenance		15,000.00	14,400.00	(600.00)
Elevators		2,630.00	2,450.00	(180.00)
Exterminating Services		510.00	600.00	90.00
Garbage Disposal		1,320.00	1,350.00	30.00
Sub-total		<u>19,460.00</u>	<u>18,800.00</u>	<u>(660.00)</u>
General Maintenance				
Fuel		3,591.05	800.00	(2,791.05)
Furniture & Equip. - Expendable	(1)	4,389.67	500.00	(3,889.67)
Cleaning supplies/Repairs & maint.		21,805.61	3,500.00	(18,305.61)
Plant Fixtures Certifications		238.00	900.00	662.00
Sub-total		<u>30,024.33</u>	<u>5,700.00</u>	<u>(24,324.33)</u>
Office Expenses				
Bank Charges		176.03	120.00	(56.03)
Office Supplies		106.45	300.00	193.55
Professional Services		-	1,000.00	1,000.00
General Liability Insurance	(2)	973.67	600.00	(373.67)
Workmen Compensation Insurance		-	100.00	100.00
Bad Debts Expense	(3)	3,060.96	2,700.00	(360.96)
Sub-total		<u>4,317.11</u>	<u>4,820.00</u>	<u>502.89</u>
Utilities				
Electricity		5,228.58	5,700.00	471.42
Telephone		1,267.38	1,350.00	82.62
Water		2,563.08	3,500.00	936.92
Other		795.14	850.00	54.86
Sub-total	(4)	<u>9,854.18</u>	<u>11,400.00</u>	<u>1,545.82</u>
Gastos de asamblea y actividades		<u>74.21</u>	-	-
Total Expense		<u>63,729.83</u>	<u>40,720.00</u>	<u>(22,935.62)</u>
Operating surplus/(deficit)	(6)	(16,379.73)	5,600.00	(21,905.52)
Reserve Fund		<u>2,316.00</u>	<u>2,316.00</u>	-
Net Surplus (Deficit)		<u>\$ (18,695.73)</u>	<u>\$ 3,284.00</u>	<u>\$ (21,905.52)</u>

(*) See accompanying notes to this statement for explanation of variances and financial results.

Cond. Bahía del Mar
Statement of Income and Expenses - Budget
For the year ended October 31, 2018

	2017-18 Budget
<u>Income</u>	
Maintenance Fee (7)	\$ 46,320.00
Miscellaneous income	-
Total Income	46,320.00
<u>Expenses</u>	
Contracted Services	
Administration and Maintenance	15,000.00
Elevators	2,650.00
Exterminating Services	550.00
Garbage Disposal	1,350.00
Sub-total	19,550.00
General Maintenance	
Fuel	2,000.00
Furniture & Equip. - Expendable	500.00
Maintenance - Other Expenses	5,554.00
Plant Fixtures Certifications	900.00
Sub-total	8,954.00
Office Expenses	
Bank Charges	150.00
Office Supplies	200.00
Professional Services	500.00
General Liability Insurance	1,000.00
Workmen Compensation Insurance	100.00
Bad Debts Expense	3,000.00
Sub-total	4,950.00
Utilities	
Electricity	5,500.00
Telephone	1,000.00
Water	3,000.00
Other	850.00
Sub-total	10,350.00
Annual Assembly Activities	200.00
Total Expense	44,004.00
Operating surplus/(deficit)	2,316.00
Reserve Fund	2,316.00
Net Surplus	\$ 0.00

(6) See accompanying notes to this statement for explanation of variances and financial results.

Cond. Bahía del Mar
Statement of Income and Expenses - Budget by Apartment
For the year ended October 31, 2018

		<u>Proposed Budget</u>
<u>Maintenance dues</u>		
Apt. 201	\$	154.31
" 202		160.23
" 203		162.76
" 204		162.76
" 205		160.23
" 206		154.31
" 301		154.31
" 302		160.23
" 303		162.76
" 304		162.76
" 305		160.23
" 306		154.31
" 401		154.31
" 402		160.23
" 403		162.76
" 404		162.76
" 405		160.23
" 406		154.31
" 501		160.82
" 502		165.98
" 503		171.30
" 504		171.30
" 505		165.98
" 506		<u>160.82</u>
		3,860.00
	x	<u>12</u>
	\$	<u><u>46,320.00</u></u>

Cond. Bahía del Mar Notes to Financial Statements

General comments:

Actual expenses for the year exceeded budget by approximately \$23,000.00. During last year's assembly it was decided to spend the projected surplus of the 2016-17 budget (\$3,300.00) and part of the legal reserve funds (\$6,000.00) in the painting of the condominium, avoiding a special assessment for this purpose. Thus, considering this, the excess over the assembly mandate was approximately \$13,700 (\$23,000 - \$3,300 - \$6,000).

The excess over budget is explained with some expenses incurred that were not foreseen, such as the effects of Hurricane Maria (\$4,763.00 - Generator diesel & repairs, water tank refills), the repair of the generator's radiator (\$3,800.00), the maintenance work of the swimming pool area (\$2,700.00 - Coralina sealing, railings relocation), additional expense of the building painting over the amount projected (\$3,100.00) and other expenses detailed below.

(1) General Maintenance

* Includes the following:

* Paint

- Building painting project	\$ 12,400.00	
- Painting common areas & pool area bars	541.01	
- Paint & materials garbage area	77.84	
- Lobby paint gallon	22.16	13,041.01

* Power Plant expenses

- Radiator repair	3,800.00	
- Diesel, oil, lubricants, coolant	3,638.85	
- Water pump repair & batteries	1,255.33	
- Annual maintenance	370.71	9,064.89

* Swimming pools expenses

- Coralina sealing & repairs	2,289.04	
- Relocation of pools area railings	425.00	
- General maintenance	346.14	3,060.18

* Security cameras

- New cameras & DVR	941.88	
- Maintenance & repairs	368.50	1,310.38

* Illumination

- Lamp replacements/electrical	533.24	
- Parking/lobby LED lamps	246.28	779.52

* Parking lot maintenance

- Paint & labor	433.11	
- Signs, id number plates, wheel stops repair	256.64	689.75

* Elevator repairs

- Repairs	314.64	
- Elevator telephone	62.00	376.64

* Water reserve refilling

350.00

* Long chairs

198.47

* Locks & Keys

165.00

* Exit gate mirror

164.90

* Landscaping, trees trim

133.00

* Grill gas & repairs

125.47

* Bathrooms maintenance

93.96

* Gates repair, garbage gate

80.00

* Other miscellaneous

153.16

\$ 29,786.33

Cond. Bahía del Mar
Notes to Financial Statements

- (2) Hazard insurance cost for apartment 502, paid by the Homeowners' Association.
- (3) Uncollectible maintenance dues from apartment 502.
- (4) Electric energy cost was approximately \$470.00 under this year's budget and \$375.00 over last year's expense; while water expense was approximately \$940.00 under this year's budget and \$660.00 under last year's expense.
- (6) Operating deficit, as explained above in the General Comments section.
 - * Legal reserve accumulations have been made in accordance with the Rules of Administration.
 - * \$3,000.00 transferred in November 2017 from Legal Reserve account to Operating account.
 - * Total cash balance as of 10/31/17 is \$15,352, decreased from \$36,215 @ 10/31/16.
- (7) 2017-18 Budget
 - * Same homeowners' fees as last year's.