

## Fund Balance Sheet

Properties: Waterscape Condominium Owners' Association, Inc. - 1110 Santa Rosa Blvd Fort Walton Beach, FL 32548

As of: 08/31/2021

Accounting Basis: Accrual

GL Account Map: FLDE - Waterscape

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
<b>ASSETS</b>				
<b>Cash</b>				
1000	BB&T NOW	54,571.53		54,571.53
1005	Community Bank ICS		141,187.87	141,187.87
1006	Community Bank MM		8,489.50	8,489.50
1007	BB&T ICS Account	234,354.86		234,354.86
1008	Operating Savings Account	100,002.67		100,002.67
1009	Operating Checking Money Market Account	347,429.18		347,429.18
1010	BB&T Money Market		100,000.85	100,000.85
1011	BB&T ICS MM		1,043,699.41	1,043,699.41
1012	CDARS BB&T		961,663.06	961,663.06
	<b>Total Cash</b>	<b>736,358.24</b>	<b>2,255,040.69</b>	<b>2,991,398.93</b>
<b>ASSESSMENTS RECEIVABLE</b>				
1101	Operating Assessments Receivable	67,264.31		67,264.31
	<b>Total ASSESSMENTS RECEIVABLE</b>	<b>67,264.31</b>	<b>0.00</b>	<b>67,264.31</b>
<b>INTERCOMPANY</b>				
1115	Due to/from Reserve Fund	711.99		711.99
	<b>Total INTERCOMPANY</b>	<b>711.99</b>	<b>0.00</b>	<b>711.99</b>
1200	Prepaid Expense	13,218.92		13,218.92
1201	Prepaid Insurance	289,644.77		289,644.77
1401	Utility Deposits	8,452.28		8,452.28
<b>FIXED ASSETS</b>				
1510	Fixed Assets - Furniture & Equipment	3,995.00		3,995.00
1520	Equipment	504,620.27		504,620.27
	<b>Total FIXED ASSETS</b>	<b>508,615.27</b>	<b>0.00</b>	<b>508,615.27</b>
<b>ACCUMULATED DEPRECIATION</b>				
1602	Accumulated Depreciation	-501,822.27		-501,822.27
	<b>Total ACCUMULATED DEPRECIATION</b>	<b>-501,822.27</b>	<b>0.00</b>	<b>-501,822.27</b>
	<b>TOTAL ASSETS</b>	<b>1,122,443.51</b>	<b>2,255,040.69</b>	<b>3,377,484.20</b>
<b>LIABILITIES &amp; CAPITAL</b>				
<b>Liabilities</b>				
2000	Accounts Payable	118,933.69		118,933.69
2100	Other Accrued Payables	5,984.96		5,984.96
2300	Prepaid Assessments	145,291.20		145,291.20
<b>OTHER CURRENT LIABILITIES</b>				
2101	Due To Operating Fund		711.99	711.99
2105	Sales Tax Payable	4,449.34		4,449.34
	<b>Total OTHER CURRENT LIABILITIES</b>	<b>4,449.34</b>	<b>711.99</b>	<b>5,161.33</b>
	<b>Total Liabilities</b>	<b>274,659.19</b>	<b>711.99</b>	<b>275,371.18</b>

## Fund Balance Sheet

Account Number	Account Name	Operating	Reserve	Total
	<b>Capital</b>			
3050	Operating Contributions	-27,083.34		-27,083.34
3100	Distributions	10,416.62		10,416.62
3204	Carry Over from PY	-80,000.00		-80,000.00
	<b>RETAINED EARNINGS</b>			
3511	Painting		624,231.58	624,231.58
3512	Pooled Reserve Fund		2,009,753.69	2,009,753.69
3520	Fund Balance	545,454.39		545,454.39
	<b>Total RETAINED EARNINGS</b>	<b>545,454.39</b>	<b>2,633,985.27</b>	<b>3,179,439.66</b>
	Calculated Retained Earnings	-342,986.46	288,416.82	-54,569.64
	Calculated Prior Years Retained Earnings	741,983.11	-668,073.39	73,909.72
	<b>Total Capital</b>	<b>847,784.32</b>	<b>2,254,328.70</b>	<b>3,102,113.02</b>
	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>1,122,443.51</b>	<b>2,255,040.69</b>	<b>3,377,484.20</b>

# ABC-Waterscape

Properties: Waterscape Condominium Owners' Association, Inc. - 1110 Santa Rosa Blvd Fort Walton Beach, FL 32548

Period Basis: Calendar

As of: Sep 2021

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: FLDE - Waterscape

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>								
4000	Regular Assessments	249,899.00	249,940.75	-41.75	2,249,819.00	2,249,466.75	352.25	2,999,289.00
4050	Beach Service	30,000.00	30,000.00	0.00	115,800.00	120,000.00	-4,200.00	153,000.00
4060	Vending	536.56	635.00	-98.44	11,452.75	5,715.00	5,737.75	7,620.00
4100	Rent	20,695.00	22,500.00	-1,805.00	173,393.57	202,500.00	-29,106.43	270,000.00
4102	ResortQuest Gross Rental Inc	956.23	5,500.00	-4,543.77	86,037.59	49,500.00	36,537.59	66,000.00
4140	Keys Revenue	10.00	0.00	10.00	107.65	0.00	107.65	0.00
4200	Miscellaneous Income	40.00	0.00	40.00	483.27	0.00	483.27	0.00
4300	Owner Int & Late Fees	143.47	125.00	18.47	2,057.80	1,125.00	932.80	1,500.00
4470	Insurance Services	0.00	0.00	0.00	619.11	0.00	619.11	0.00
4600	Prior Year Surplus	2,083.34	2,083.33	0.01	18,750.06	18,750.01	0.05	25,000.00
8010	Interest	0.00	125.00	-125.00	55.97	1,125.00	-1,069.03	1,500.00
	<b>Total Operating Income</b>	<b>304,363.60</b>	<b>310,909.08</b>	<b>-6,545.48</b>	<b>2,658,576.77</b>	<b>2,648,181.76</b>	<b>10,395.01</b>	<b>3,523,909.00</b>
<b>Expense</b>								
<b>5000</b>	<b>UTILITIES EXPENSE</b>							
5001	Cable	7,913.89	7,274.16	-639.73	60,913.68	65,467.52	4,553.84	87,290.00
5002	Internet	12,312.00	12,837.91	525.91	111,355.86	115,541.27	4,185.41	154,055.00
5003	Electricity	18,779.53	13,333.33	-5,446.20	154,356.81	120,000.01	-34,356.80	160,000.00
5004	Waste Removal	2,026.90	6,000.00	3,973.10	68,112.68	54,000.00	-14,112.68	72,000.00
5005	Water	0.00	17,500.00	17,500.00	188,329.80	157,500.00	-30,829.80	210,000.00
5006	Telephone	0.00	1,141.66	1,141.66	8,508.55	10,275.02	1,766.47	13,700.00
5007	Natural Gas	0.00	2,666.66	2,666.66	19,372.17	24,000.02	4,627.85	32,000.00
5116	Pest Control	972.62	1,674.58	701.96	15,445.74	15,071.26	-374.48	20,095.00
	<b>Total UTILITIES EXPENSE</b>	<b>42,004.94</b>	<b>62,428.30</b>	<b>20,423.36</b>	<b>626,395.29</b>	<b>561,855.10</b>	<b>-64,540.19</b>	<b>749,140.00</b>
<b>5100</b>	<b>REPAIRS AND MAINTENANCE EXPENSE</b>							
5101	Equipment Repair	762.99	750.00	-12.99	7,323.64	6,750.00	-573.64	9,000.00
5102	Building Maint Supp/Materials	2,493.95	3,916.66	1,422.71	29,648.82	35,250.02	5,601.20	47,000.00
5110	Elevators	0.00	1,833.33	1,833.33	5,770.00	16,500.01	10,730.01	22,000.00
5111	Building Repairs	0.00	2,000.00	2,000.00	21,983.05	18,000.00	-3,983.05	24,000.00
5114	Tools	0.00	250.00	250.00	954.74	2,250.00	1,295.26	3,000.00
5122	Fire Systems	0.00	2,083.33	2,083.33	34,905.99	18,750.01	-16,155.98	25,000.00
5123	Fire sys Insp & Monitoring Cont	922.34	1,114.25	191.91	3,210.86	10,028.25	6,817.39	13,371.00

**ABC-Waterscape**

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
5125	Other Maintenance & Repair	0.00	1,000.00	1,000.00	14,280.43	9,000.00	-5,280.43	12,000.00
5126	Cooling Systems	0.00	1,250.00	1,250.00	14,838.81	11,250.00	-3,588.81	15,000.00
5201	Grounds/ Landscaping	1,704.30	1,233.33	-470.97	20,705.09	11,100.01	-9,605.08	14,800.00
5203	Janitorial/Cleaning Supplies	1,987.65	2,083.33	95.68	21,680.05	18,750.01	-2,930.04	25,000.00
5207	Grounds/ Landscaping Contract	7,552.45	7,412.00	-140.45	67,831.60	66,708.00	-1,123.60	88,944.00
5209	Elevator Contract	0.00	1,425.00	1,425.00	12,223.68	12,825.00	601.32	17,100.00
5215	Special Projects	0.00	0.00	0.00	227,610.00	0.00	-227,610.00	0.00
5601	Pool/Spa Repair	14,881.00	6,583.33	-8,297.67	55,930.05	59,250.01	3,319.96	79,000.00
5603	Swimming Pool/Spa Chemicals	5,443.03	5,833.33	390.30	83,046.46	52,500.01	-30,546.45	70,000.00
7071	Uniforms	0.00	12.50	12.50	0.00	112.50	112.50	150.00
	<b>Total REPAIRS AND MAINTENANCE EXPENSE</b>	<b>35,747.71</b>	<b>38,780.39</b>	<b>3,032.68</b>	<b>621,943.27</b>	<b>349,023.83</b>	<b>-272,919.44</b>	<b>465,365.00</b>
<b>5500</b>	<b>ADMINISTRATION EXPENSE</b>							
5301	Accounting	0.00	0.00	0.00	5,900.00	7,000.00	1,100.00	7,000.00
5302	Legal Fees	0.00	1,000.00	1,000.00	6,102.16	9,000.00	2,897.84	12,000.00
5303	Professional Services	0.00	0.00	0.00	1,200.00	0.00	-1,200.00	1,150.00
5304	Wristbands	0.00	916.66	916.66	15,672.40	8,250.02	-7,422.38	11,000.00
5305	Annual Report	0.00	0.00	0.00	61.25	61.00	-0.25	61.00
5307	Engineering Fees	500.00	500.00	0.00	10,030.00	4,500.00	-5,530.00	6,000.00
5403	Office Supplies	0.00	225.00	225.00	754.52	2,025.00	1,270.48	2,700.00
5404	Postage	0.00	125.00	125.00	128.12	1,125.00	996.88	1,500.00
5407	Printing	0.00	0.00	0.00	0.00	300.00	300.00	900.00
5501	Depreciation Expense	1,075.00	1,075.00	0.00	8,019.09	9,675.00	1,655.91	12,900.00
5503	Meetings	64.99	25.00	-39.99	579.92	200.00	-379.92	830.00
5504	Management Fees	8,475.00	8,475.00	0.00	76,275.00	76,275.00	0.00	101,700.00
5508	Fees Payable to the Division	0.00	0.00	0.00	1,356.00	1,356.00	0.00	1,356.00
5510	Insurance - Property	0.00	18,920.75	18,920.75	152,439.41	170,286.75	17,847.34	227,049.00
5511	Insurance - Flood	0.00	23,550.50	23,550.50	218,458.21	211,954.50	-6,503.71	282,606.00
5513	Insurance - Liability	0.00	3,871.91	3,871.91	35,471.81	34,847.27	-624.54	46,463.00
5514	Insurance - Other	0.00	1,298.33	1,298.33	8,711.52	11,685.01	2,973.49	15,580.00
5515	Sales Tax	0.00	1,950.00	1,950.00	0.00	7,800.00	7,800.00	9,945.00
5516	Insurance Appraisal	0.00	0.00	0.00	450.00	0.00	-450.00	450.00
7038	Licenses & Taxes	-138.00	0.00	138.00	3,142.70	2,976.00	-166.70	2,976.00
7040	Other Administrative	76.71	339.33	262.62	1,126.68	3,054.01	1,927.33	4,072.00
	<b>Total ADMINISTRATION EXPENSE</b>	<b>10,053.70</b>	<b>62,272.48</b>	<b>52,218.78</b>	<b>545,878.79</b>	<b>562,370.56</b>	<b>16,491.77</b>	<b>748,238.00</b>

# ABC-Waterscape

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>5900</b>	<b>PERSONNEL EXPENSE</b>							
5506	Other Personnel Expenses	0.00	0.00	0.00	0.00	0.00	0.00	22,000.00
7011	Contract Labor	24,722.92	87,990.08	63,267.16	671,961.12	791,910.76	119,949.64	1,055,881.00
	<b>Total PERSONNEL EXPENSE</b>	<b>24,722.92</b>	<b>87,990.08</b>	<b>63,267.16</b>	<b>671,961.12</b>	<b>791,910.76</b>	<b>119,949.64</b>	<b>1,077,881.00</b>
8800	Contingency	2,400.00	1,000.00	-1,400.00	4,193.43	9,000.00	4,806.57	12,000.00
8810	Reserve Contribution	39,273.75	39,273.75	0.00	353,463.75	353,463.75	0.00	471,285.00
	<b>Total Operating Expense</b>	<b>154,203.02</b>	<b>291,745.00</b>	<b>137,541.98</b>	<b>2,823,835.65</b>	<b>2,627,624.00</b>	<b>-196,211.65</b>	<b>3,523,909.00</b>
	Total Operating Income	304,363.60	310,909.08	-6,545.48	2,658,576.77	2,648,181.76	10,395.01	3,523,909.00
	Total Operating Expense	154,203.02	291,745.00	137,541.98	2,823,835.65	2,627,624.00	-196,211.65	3,523,909.00
	<b>NOI - Net Operating Income</b>	<b>150,160.58</b>	<b>19,164.08</b>	<b>130,996.50</b>	<b>-165,258.88</b>	<b>20,557.76</b>	<b>-185,816.64</b>	<b>0.00</b>
	<b>Other Income</b>							
7010	Painting Contribution	14,307.00	14,307.08	-0.08	128,763.00	128,763.76	-0.76	171,685.00
7020	Pooled Reserves	24,966.75	24,966.66	0.09	224,700.75	224,700.02	0.73	299,600.00
7700	Reserve Interest Income	0.00	0.00	0.00	224.64	0.00	224.64	0.00
	<b>Total Other Income</b>	<b>39,273.75</b>	<b>39,273.74</b>	<b>0.01</b>	<b>353,688.39</b>	<b>353,463.78</b>	<b>224.61</b>	<b>471,285.00</b>
	<b>Other Expense</b>							
<b>7100</b>	<b>RESERVE REPAIRS AND MAINTENANCE EXPENSE</b>							
7107	HVAC - Other	0.00	0.00	0.00	14,447.00	0.00	-14,447.00	0.00
7109	Reserve Pool Furniture	0.00	0.00	0.00	11,550.82	0.00	-11,550.82	0.00
	<b>Total RESERVE REPAIRS AND MAINTENANCE EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,997.82</b>	<b>0.00</b>	<b>-25,997.82</b>	<b>0.00</b>
7596	Pool Renovations	0.00	0.00	0.00	27,567.00	0.00	-27,567.00	0.00
	<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>53,564.82</b>	<b>0.00</b>	<b>-53,564.82</b>	<b>0.00</b>
	<b>Net Other Income</b>	<b>39,273.75</b>	<b>39,273.74</b>	<b>0.01</b>	<b>300,123.57</b>	<b>353,463.78</b>	<b>-53,340.21</b>	<b>471,285.00</b>
	Total Income	343,637.35	350,182.82	-6,545.47	3,012,265.16	3,001,645.54	10,619.62	3,995,194.00
	Total Expense	154,203.02	291,745.00	137,541.98	2,877,400.47	2,627,624.00	-249,776.47	3,523,909.00
	<b>Net Income</b>	<b>189,434.33</b>	<b>58,437.82</b>	<b>130,996.51</b>	<b>134,864.69</b>	<b>374,021.54</b>	<b>-239,156.85</b>	<b>471,285.00</b>