



**LIDO SHORES
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORT
DECEMBER 31, 2019**

**BALANCE SHEET
BUDGET COMPARISON REPORT
INCOME STATEMENT
RESERVE SCHEDULE
CHECK REGISTER
ACCOUNTS RECEIVABLE REPORT
VENDOR LEDGER REPORT
BANK RECONCILIATIONS**

PREPARED BY:
Casey Condominium Management, LLC



Lido Shores Condominium Association, Inc.
Balance Sheet
As of December 31, 2019

ASSETS	OPERATING	RESERVE	TOTAL
Centennial Bank - Operating	46,262.15		46,262.15
Centennial Bank - Reserve		161,739.31	161,739.31
Centennial Bank - Rental Escrow	3,958.58		3,958.58
Due (to)/from Reserve	-	-	-
TOTAL CASH	50,220.73	161,739.31	211,960.04
Assessment Receivable	1,703.61		1,703.61
Assessment Receivable - Special Assessment	-		-
A/R - Other	-		-
Prepaid Insurance	9,593.39		9,593.39
Prepaid-Other	642.30		642.30
TOTAL CURRENT ASSETS	11,939.30	-	11,939.30
Utility Deposits	-		-
TOTAL OTHER ASSETS	-	-	-
TOTAL ASSETS	62,160.03	161,739.31	223,899.34
LIABILITIES & EQUITY	OPERATING	RESERVE	TOTAL
Common Area Rental Deposits	3,708.58		3,708.58
Deferred Maintenance Fees	-		-
Prepaid Assessments	9,307.35		9,307.35
Deferred Revenue	-		-
Accrued Expenses	-		-
Accounts Payable	-		-
Insurance Payable	-		-
TOTAL LIABILITIES	13,015.93	-	13,015.93
RESTRICTED EQUITY			
Reserve - Property Restoration		161,739.31	161,739.31
TOTAL RESTRICTED EQUITY	-	161,739.31	161,739.31
OPERATING EQUITY			
Fund Balance	38,675.21		38,675.21
Prior Period Adjustment	-		-
Fund Balance Transfer	-		-
Net Surplus/(Deficit)	10,468.89		10,468.89
TOTAL OPERATING EQUITY	49,144.10	-	49,144.10
TOTAL LIABILITIES & EQUITY	62,160.03	161,739.31	223,899.34

Income Statement (Accrual)
LIDO SHORES - (Ish)
December 2019

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	Month to Date	%	Year to Date	%
INCOME				
Maintenance Fees	13,537.75	93.80	162,480.00	76.58
Laundry Income	689.72	4.78	4,847.89	2.29
Late Charges	0.00	0.00	541.08	0.26
Sales & Rental Fees	100.00	0.69	1,300.00	0.61
Collectible Admin Fees	0.00	0.00	195.00	0.09
Collectible Attny Fees	0.00	0.00	1,591.27	0.75
Other Income	0.00	0.00	192.35	0.09
Reserve Funding	0.00	0.00	40,400.00	19.04
Interest Income	5.49	0.04	59.88	0.03
Application Fees	100.00	0.69	550.00	0.26
TOTAL INCOME	14,432.96	100.00	212,157.47	100.00
BUILDING MAINTENANCE				
General Maintenance	0.00	0.00	7,323.00	3.45
Repairs & Replacement	286.86	1.99	3,394.14	1.60
Plumbing Repairs	0.00	0.00	1,034.09	0.49
Labor- Assn. Employee	1,677.64	11.62	21,883.60	10.31
Pest Control-Int & Ext	178.00	1.23	2,136.00	1.01
Elevator	1,286.00	8.91	3,461.10	1.63
Fire Alarm System	0.00	0.00	6,132.54	2.89
TOTAL BUILDING MAINTENANCE	3,428.50	23.75	45,364.47	21.38
GROUPS MAINTENANCE				
Contracted Lawn Service	375.00	2.60	4,500.00	2.12
Landscape Restoration	0.00	0.00	937.52	0.44
Irrigation-Water	1,112.18	7.71	7,879.05	3.71
TOTAL GROUPS MAINTENANCE	1,487.18	10.30	13,316.57	6.28
COMMON AREA EXPENSE				
Contracted Pool/Spa Service	286.00	1.98	3,432.00	1.62
Pool Permit	0.00	0.00	150.00	0.07
Pool Heater	224.51	1.56	3,181.12	1.50
Pool Repairs/Supplies	0.00	0.00	2,091.66	0.99
TOTAL COMMON AREA EXPENSE	510.51	3.54	8,854.78	4.17
UTILITIES				
Electric	482.29	3.34	6,305.89	2.97
Water & Sewer-Units	2,035.90	14.11	23,272.91	10.97
Trash Removal	214.13	1.48	2,941.44	1.39
Cable TV Service	1,314.12	9.10	15,326.97	7.22
TOTAL UTILITIES	4,046.44	28.04	47,847.21	22.55
ADMINISTRATIVE EXPENSE				
Management Fees	575.00	3.98	6,900.00	3.25
Postage & Other	103.70	0.72	602.20	0.28
Accounting/Auditing	0.00	0.00	200.00	0.09
Legal Services	20.00	0.14	1,938.00	0.91
Insurance - Property/Gen Liab	2,587.02	17.92	31,237.54	14.72
Office Phone	221.64	1.54	2,640.02	1.24
Taxes, Fees, Dues & Permits	0.00	0.00	885.00	0.42
Miscellaneous	24.00	0.17	1,313.54	0.62
Bureau of Condo Fees	128.00	0.89	128.00	0.06
Annual Corporate Report	0.00	0.00	61.25	0.03
Transfer to Reserve	0.00	0.00	40,400.00	19.04
TOTAL ADMINISTRATIVE EXPENSE	3,659.36	25.35	86,305.55	40.68
TOTAL EXPENSE	13,131.99	90.99	201,688.58	95.07
NET INCOME (LOSS)	1,300.97	9.01	10,468.89	4.93

**Lido Shores Condominium Association, Inc.
Pooled Reserve Schedule
As of December 31, 2019**

	BALANCE 1/1/2019	YTD CONTRIBUTION		YTD INTEREST	YTD EXPENSES	CURRENT BALANCE
3187 - Property Restoration Reserves	155,708.18	40,400.00	-	1,940.29	(36,309.16)	161,739.31
Totals	155,708.18	40,400.00	-	1,940.29	(36,309.16)	161,739.31

Reserve Account(s)	161,739.31
DUE from Operating	0.00
Total Reserve Fund	<u>161,739.31</u>

2019 Expenses:	
Asphalt Repair Services	inv#8888 5/21/2019 \$ 851.00
Your Flooring Warehouse	inv# LSH 032119 5/1/2019 \$ 224.28
Your Flooring Warehouse	inv#o-3558 5/3/2019 \$ 225.00
Bayshore Painting	inv#6072 5/7/2019 \$ 3,000.00
Five Star Painting	inv#246 5/9/2019 \$ 1,260.00
Florida Elevator	inv#32370 5/1/2019 \$ 1,060.00
Asphalt Repair Services	inv#8903 6/1/2019 \$ 4,445.00
Wilson Window Glass	inv#s-030119 6/14/2019 \$ 6,175.00
Wilson Window Glass	inv# LSH 070819 7/8/2019 \$ 6,151.38
Florida Elevator	INV#10258 7/18/2019 \$ 340.50
Florida Elevator	INV# 071819 7/18/2019 \$ 6,288.50
Florida Elevator	inv#10295 8/22/2019 \$ 12,577.00
Florida Elevator	REFUND CK#10094 10/15/2019 \$ (6,288.50)

TOTAL \$ 36,309.16