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COMPILATION REPORT

Las Vistas In Inverrary Condo Assn, Inc.
3533 Inverrary Drive
Lauderhill, FL 33319-5921

December 14, 2021

Management is responsible for the accompanying financial statements of Las Vistas In Inverrary Condo Assn Inc, which comprise the balance sheet as of 11/30/21 and the related statement of budget variance for the period then ended in accordance with accounting principles generally accepted in the United States of America. I have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. I did not audit or review the financial statements nor was I required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, I do not express an opinion, a conclusion, nor provide any form or assurance on these financial statements.



John C. Downs
Certified Public Accountant

Las Vistas In Inverrary Condo Assoc Inc

Compiled Balance Sheet

November 30, 2021

ASSETS

Current Assets

101 TRUIST-3117	\$	12,330.11
103 TD Bank- 6 Mo Maint Sec		180,777.63
110 Petty Cash		100.00
120 Accounts Receivable		100,801.67
121 Allowance for Bad Debts		(35,637.62)
160 Prepaid Expenses		11,769.19
Total Current Assets		270,140.98

Fixed Assets

207 Supervisor's Apt		42,505.86
209 Furniture & Equipment		118,753.94
209 Computers		10,676.31
Total Fixed Assets		171,936.11
210 Accum Depreciation		(168,483.47)
Net Fixed Assets		3,452.64

Reserve

271 SunTrust Reserve-5273/2020		35,265.55
Reserve		35,265.55

Deferred Cable

Other Assets		0.00

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Las Vistas In Inverrary Condo Assoc Inc
Compiled Balance Sheet
November 30, 2021

Total Assets	\$ <u>308,859.17</u>
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Las Vistas In Inverrary Condo Assoc Inc

Compiled Balance Sheet

November 30, 2021

LIABILITIES AND MEMBERS' EQUITY

Current Liabilities

301 Accounts Payable	\$	13,079.60
303 Insurance Payable		3,253.00
312 Year End Water Bill		20,432.62
339 Federal Income Tax Withh	3,582.33	
340 Social Security	5,486.54	
341 Medicare Withheld	1,283.20	
342 Federal Tax Deposits	(11,037.79)	
Net		(685.72)
344 Unemployment Tax Payable		73.01
354 Unearned Maint. Fee		29,134.68
Total Current Liabilities		65,287.19

Reserve Funds

401 Pooled Reserve Fund	35,265.55
Total Reserves	35,265.55

Other Liabilities

458 6 Mo Maint Security	180,777.63
Total Other Liabilities	180,777.63
Total Liabilities	281,330.37

Equity

460 Operating Fund Balance	(20,506.89)
Net Income	48,035.69

See Accountant's Compilation Report

Las Vistas In Inverrary Condo Assoc Inc
Compiled Balance Sheet
November 30, 2021

Total Equity	<u>27,528.80</u>
Total Liabilities & Equity	<u>\$ 308,859.17</u>

Las Vistas In Inverrary Condo Assoc Inc
 Compiled Income Statement: Budget Variance
 For the Eleven Months Ending November 30, 2021

	Actual	Budget	Difference	YTD Actual	YTD Budget	Difference
Revenues						
501 Maintenance Fees	\$ 132,911.00	\$ 132,911.00	0	\$ 1,462,021.00	1,462,021.00	0
502 Application Fees	1,550.00	416.67	1,133	7,700.00	4,583.37	3,117
510 Late Interest	0.00	83.33	(83)	0.00	916.63	(917)
511 Late Fee	25.00	416.67	(392)	950.00	4,583.37	(3,633)
512 Estoppel Fees	1,600.00	666.67	933	12,250.00	7,333.37	4,917
520 Ins Reimburse-damages	0.00	0.00	0	9,550.00	0.00	9,550
525 Interest Income- Truist	0.45	0.00	0	1.12	0.00	1
527 Miscellaneous Income	1,458.17	1,000.00	458	13,911.80	11,000.00	2,912
Total Revenues	137,544.62	135,494.34	2,050	1,506,383.92	1,490,437.74	15,946
Pass-Thru Income						
598 Inverrary Assn Pass-Thru	3,017.00	3,017.00	0	33,187.00	33,187.00	0
599 Cable Pass-Thru	21,550.00	21,550.00	0	237,050.00	237,050.00	0
Total Pass-Thrus	24,567.00	24,567.00	0	270,237.00	270,237.00	0
Total Income	162,111.62	160,061.34	2,050	1,776,620.92	1,760,674.74	15,946
General Expenses						
601 Accounting	900.00	833.33	67	9,050.00	9,166.63	(117)
604 Audit Expense	0.00	666.67	(667)	6,007.95	7,333.37	(1,325)
607 Elevator Svc & Monitoring	1,318.40	1,250.00	68	14,691.40	13,750.00	941
610 Electric Utilities	2,231.69	2,208.33	23	23,872.99	24,291.63	(419)
611 Fire Alarm Maint & Monit	2,020.24	2,000.00	20	22,962.87	22,000.00	963
614 Exterminator	1,250.00	1,250.00	0	5,382.00	13,750.00	(8,368)
615 Health Insurance	247.46	2,083.33	(1,836)	15,764.41	22,916.63	(7,152)
617 Insurance-Peril, Liab, WC	23,410.09	23,750.00	(340)	258,456.99	261,250.00	(2,793)
618 Club House Improvements	0.00	250.00	(250)	0.00	2,750.00	(2,750)
620 Inspection Fee	0.00	0.00	0	2,400.00	0.00	2,400
625 Legal Fees	0.00	1,666.67	(1,667)	23,427.73	18,333.37	5,094
629 Payroll Taxes	1,602.84	2,000.00	(397)	18,896.27	22,000.00	(3,104)
633 Salary- Maintenance	10,092.04	6,655.83	3,436	87,886.00	73,214.13	14,672
634 Salary- Supervisor	4,576.52	5,008.33	(432)	53,774.11	55,091.63	(1,318)
635 Security Guard Contract	2,846.20	2,666.67	180	32,250.26	29,333.37	2,917
636 Salary- Janitorial	3,904.00	6,500.00	(2,596)	50,177.00	71,500.00	(21,323)
638 Temp Accounting Svcs	0.00	0.00	0	4,054.58	0.00	4,055
640 Telephone Elev Alarm	0.00	500.00	(500)	5,692.40	5,500.00	192
642 Taxes and Licenses	362.34	583.33	(221)	3,617.54	6,416.63	(2,799)
645 Water & Trash	32,055.23	30,833.33	1,222	317,720.30	339,166.63	(21,446)
649 On Staff Plumber	0.00	4,166.67	(4,167)	0.00	45,833.37	(45,833)
652 Consultants	3,833.00	883.33	2,950	15,958.18	9,716.63	6,242

See Accountant's Compilation Report

Las Vistas In Inverrary Condo Assoc Inc
 Compiled Income Statement: Budget Variance
 For the Eleven Months Ending November 30, 2021

	Actual	Budget	Difference	YTD Actual	YTD Budget	Difference
Total G & A Expenses	90,650.05	95,755.82	(5,106)	972,042.98	1,053,314.02	(81,271)
Office Expense						
653 Receptionist Salary	0.00	3,000.00	(3,000)	28,334.27	33,000.00	(4,666)
655 Copy Machine & Printing	252.36	333.33	(81)	3,427.55	3,666.63	(239)
656 Computers	1,475.00	0.00	1,475	2,937.19	0.00	2,937
659 Office Supplies & Expenses	346.71	1,250.00	(903)	12,014.06	13,750.00	(1,736)
667 Postage	137.48	416.67	(279)	2,385.05	4,583.37	(2,198)
671 Bookkeeper's Salary	2,126.00	3,846.67	(1,721)	24,765.98	42,313.37	(17,547)
675 Telephone & Internet	602.31	250.00	352	4,624.02	2,750.00	1,874
Total Office Expense	4,939.86	9,096.67	(4,157)	78,488.12	100,063.37	(21,575)
Las Vistas Apt K102						
701 Maintenance Fee	428.00	427.00	1	4,708.00	4,697.00	11
709 Real Estate Tax	186.98	247.67	(61)	1,869.80	2,724.37	(855)
Total Apt Expense	614.98	674.67	(60)	6,577.80	7,421.37	(844)
Rec Bldg Expenses						
753 Electric Utilities	1,030.15	791.67	238	8,143.26	8,708.37	(565)
783 Repairs & Maintenance	1,851.87	500.00	1,352	6,136.87	5,500.00	637
784 Air Conditioning	0.00	0.00	0	480.00	0.00	480
Total Rec Bldg Expense	2,882.02	1,291.67	1,590	14,760.13	14,208.37	552
Pool Expense						
801 Gas	0.00	1,356.50	(1,357)	13,660.98	14,921.50	(1,261)
809 Pool Service	1,850.00	2,291.67	(442)	15,550.00	25,208.37	(9,658)
813 Pool Repairs/maint/equip	0.00	1,000.00	(1,000)	14,456.75	11,000.00	3,457
Total Pool Expense	1,850.00	4,648.17	(2,798)	43,667.73	51,129.87	(7,462)
Repairs & Maintenance						
852 Drywall Repairs	2,215.00	416.67	1,798	13,965.00	4,583.37	9,382
853 Bldg Repairs- Non Roof	4,742.76	583.33	4,159	18,799.00	6,416.63	12,382
854 Elect- Maint/Repairs	2,698.93	1,041.67	1,657	14,691.38	11,458.37	3,233
855 Equipment	0.00	0.00	0	219.30	0.00	219
856 Alarm Repairs	168.72	250.00	(81)	5,745.38	2,750.00	2,995

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Las Vistas In Inverrary Condo Assoc Inc
 Compiled Income Statement: Budget Variance
 For the Eleven Months Ending November 30, 2021

	Actual	Budget	Difference	YTD Actual	YTD Budget	Difference
857 Janitorial Supplies	0.00	625.00	(625)	318.93	6,875.00	(6,556)
858 Fence & Gate	465.00	625.00	(160)	19,413.23	6,875.00	12,538
859 Golf Carts	939.34	1,000.00	(61)	6,280.91	11,000.00	(4,719)
861 Plumbing Maint/Rep	490.00	1,000.00	(510)	21,384.10	11,000.00	10,384
863 Elevator Repairs	9,685.00	416.67	9,268	14,690.00	4,583.37	10,107
864 Maintenance Supplies	2,670.41	3,102.50	(432)	55,940.72	34,127.50	21,813
865 Roof Repair & Drains	650.00	83.33	567	1,750.00	916.63	833
866 Paving Repairs	0.00	333.33	(333)	0.00	3,666.63	(3,667)
867 Security Cameras & Lights	2,000.00	250.00	1,750	13,538.77	2,750.00	10,789
870 Pest Control	7,850.00	1,358.33	6,492	15,416.00	14,941.63	474
Total Repairs & Maintenance	34,575.16	11,085.83	23,489	202,152.72	121,944.13	80,209
Landscaping Expense						
901 Lawn/trim/palms/swales	0.00	4,166.67	(4,167)	30,056.06	45,833.37	(15,777)
902 Landscape Improvment	0.00	1,458.33	(1,458)	13,663.25	16,041.63	(2,378)
910 Tree Trimming & Cutting	0.00	250.00	(250)	280.00	2,750.00	(2,470)
Total Landscaping Exp	0.00	5,875.00	(5,875)	43,999.31	64,625.00	(20,626)
Operating Expenses	135,512.07	128,427.83	7,084	1,361,688.79	1,412,706.13	(51,017)
Other Expense						
993 2020 Budget Adj	0.00	1,633.67	(1,634)	0.00	17,970.37	(17,970)
995 Legal Settlement	0.00	0.00	0	35,000.00	0.00	35,000
996 LV Apts B101	759.07	375.00	384	8,349.77	4,125.00	4,225
Other Expense	759.07	2,008.67	(1,250)	43,349.77	22,095.37	21,254
Pass-Thru						
998 Inverrary Assn	(2,801.50)	(2,801.50)	0	(33,618.00)	(30,816.50)	(2,802)
999 Cable	(29,472.99)	(26,823.33)	(2,650)	(311,598.31)	(295,056.63)	(16,542)
Pass-Thru Expenses	(32,274.49)	(29,624.83)	(2,650)	(345,216.31)	(325,873.13)	(19,343)
Income(Loss)before Other Items	(6,434.01)	0.01	(6,434)	26,366.05	0.11	26,366

See Accountant's Compilation Report

Las Vistas In Inverrary Condo Assoc Inc
 Compiled Income Statement: Budget Variance
 For the Eleven Months Ending November 30, 2021

	Actual	Budget	Difference	YTD Actual	YTD Budget	Difference
Other- Income(Expenses)						
999.b Ins Reimburse- damages	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>21,669.64</u>	<u>0.00</u>	<u>21,670</u>
Other Income/(Expenses)	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>21,669.64</u>	<u>0.00</u>	<u>21,670</u>
Net Income(Loss)	\$ <u>(6,434.01)</u>	\$ <u>0.01</u>	<u>(6,434)</u>	\$ <u>48,035.69</u>	<u>0.11</u>	<u>48,036</u>

See Accountant's Compilation Report

Las Vistas Reserves

[illegible]

Las Vistas Reserves

Disbursements:	Payee	Electric	Plumbing	Gate	AC	Roof	Backflow Valves	Concrete Repair	Cameras/ Office	Elevator	Pools	Monthly Total
01/13/21	Goro Construction- R105		(14,250.00)	-								(14,250.00)
02/28/21	Delphi One System			(4,601.00)								(4,601.00)
02/28/21	USHAC Of South Fla- Bldg P		(24,775.00)									(24,775.00)
04/30/21	Shaboon Air				(9,143.15)							(9,143.15)
04/30/21	Innovative Roof- 20% Bldg G					(26,390.00)						(26,390.00)
05/05/21	All Repars & Service							(6,200.00)	(4,800.00)			(11,000.00)
05/05/21	USHAC Of South Fla- Bldg P,J,F						(7,685.00)					(7,685.00)
05/11/21	Innovative Roof- Bldg G					(65,975.00)						(65,975.00)
06/07/21	Carpediem Improvements		(2,983.00)									(2,983.00)
06/10/21	Innovative Roof- Bldg G					(46,795.00)						(46,795.00)
06/10/21	All Repairs & Service							(14,500.00)				(14,500.00)
06/23/21	Carpediem Improvements- F108		(5,361.66)									(5,361.66)
07/31/21	Goro Construction- Bldg K & C		(7,400.00)									(7,400.00)
07/31/21	Motion Elevator- Bldg A-C-D									(12,136.00)		(12,136.00)
07/31/21	Ben Electric- Bldg G	(11,443.36)										(11,443.36)
07/31/21	Shaboon Air- Bldg G				(10,292.06)							(10,292.06)
08/31/21	Carpediem Improvements Bldg A		(970.00)									(970.00)
08/31/21	Goro Construction- Office Flooring								(2,500.00)			(2,500.00)
08/31/21	Advance Solar/Spar- Pools										(3,785.00)	(3,785.00)
09/30/21	Office Flooring								(3,575.00)			(3,575.00)
09/30/21	Carpediem		(11,960.00)									(11,960.00)
09/30/21	Shaboon Bldg G				(5,457.00)							(5,457.00)
09/30/21	Bank Fees								(105.00)			(105.00)
10/31/21	Void Ck- Motion Elevator									980.00		980.00
10/31/21	Carpediem Improvements		(12,051.40)									(12,051.40)
10/31/21	Linkkonnnect Systems- Cameras								(5,625.58)			(5,625.58)
11/30/21	Linkkonnnect Sys Rec Bldg Speakers								(812.78)			
11/30/21	Carpediem Improve- A,C,D,J,K,L R							(22,234.27)				
11/30/21	Ben Electric- Time Clocks	(5,850.00)										
11/30/21	Double DD Handyman- Pipes Bldg R		(8,995.00)									
11/30/21	Akouri Consulting- Catwalks							(1,500.00)				(1,500.00)
		-	-	-	-	-	-	-	-	-	-	-
Disbursements		(17,293.36)	(88,746.06)	(4,601.00)	(24,892.21)	(139,160.00)	(7,685.00)	(44,434.27)	(17,418.36)	(11,156.00)	(3,785.00)	(359,171.26)