



CMH Management, LLC
P.O. Box 570950
Orlando, FL 32857

Financial Report

Montego Bay Homeowners' Association, Inc.

For the Period Ending
JUNE 2017

Total Units	206
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Ownership Types	
Single Family Homes	206

Balance Sheet
Budget Comparison Report - Operating/Reserves
AR Aging Report
Prepaid Owner Report
AP Aging Report
General Ledger
Reconciliation Report - Operating
Operating Account Bank Statement
Reconciliation Report - Operating
Operating Account Bank Statement

Montego Bay Homeowners' Association, Inc.

Balance Sheet

6/30/2017

Assets

Cash

1030 - Operating Account - Alliance Assn Bank	\$37,773.91
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<u>Cash Total</u>	<u>\$37,773.91</u>
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Current Assets

1310 - Accounts Receivable	\$33,947.55
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1315 - Allowance for Doubtful Accts	(\$19,842.00)
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<u>Current Assets Total</u>	<u>\$14,105.55</u>
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<i>Assets Total</i>		\$51,879.46
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Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$405.90
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2310 - Prepaid Owner Assessments	\$3,248.35
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<u>Liabilities Total</u>	<u>\$3,654.25</u>
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Retained Earnings

3015 - Prior Yr Adjustments	(\$1,996.61)
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<u>Retained Earnings Total</u>	<u>(\$1,996.61)</u>
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<u>Retained Earnings</u>	\$19,990.29
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<u>Net Income</u>	\$30,231.53
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<i>Liabilities & Equity Total</i>		\$51,879.46
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Montego Bay Homeowners' Association, Inc.
Budget Comparison Report
6/1/2017 - 6/30/2017

	6/1/2017 - 6/30/2017			1/1/2017 - 6/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4010 - Assessment Income	\$0.00	\$6,523.33	(\$6,523.33)	\$78,280.00	\$39,139.98	\$39,140.02	\$78,280.00
4050 - Admin Fees	\$130.00	\$0.00	\$130.00	\$130.00	\$0.00	\$130.00	\$0.00
4100 - Interest - Operating	\$3.36	\$0.00	\$3.36	\$17.43	\$0.00	\$17.43	\$0.00
4145 - Estoppel Fees	\$0.00	\$0.00	\$0.00	\$635.00	\$0.00	\$635.00	\$0.00
4150 - Legal Fees - Collections	\$0.00	\$0.00	\$0.00	\$93.88	\$0.00	\$93.88	\$0.00
4155 - Pool Keys	\$120.00	\$0.00	\$120.00	\$150.00	\$0.00	\$150.00	\$0.00
<u>Total Income</u>	\$253.36	\$6,523.33	(\$6,269.97)	\$79,306.31	\$39,139.98	\$40,166.33	\$78,280.00
Total Income	\$253.36	\$6,523.33	(\$6,269.97)	\$79,306.31	\$39,139.98	\$40,166.33	\$78,280.00
Expense							
<u>Administrative</u>							
5510 - Administrative Fee	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	(\$100.00)	\$0.00
5630 - Coupons/Statements	\$0.00	\$0.00	\$0.00	\$382.21	\$0.00	(\$382.21)	\$0.00
5730 - Internet - Cameras	\$114.29	\$56.73	(\$57.56)	\$567.29	\$340.38	(\$226.91)	\$680.76
5740 - Legal Fees - Collections	\$1,118.82	\$0.00	(\$1,118.82)	\$1,626.66	\$0.00	(\$1,626.66)	\$0.00
5745 - Legal Fees - General	\$150.00	\$0.00	(\$150.00)	\$14,199.95	\$0.00	(\$14,199.95)	\$0.00
5760 - Management Fees	\$721.00	\$721.00	\$0.00	\$4,326.00	\$4,326.00	\$0.00	\$8,652.00
5820 - Postage/Delivery	\$0.00	\$0.00	\$0.00	\$107.80	\$0.00	(\$107.80)	\$0.00
5840 - CPA (Tax Returns)	\$0.00	\$25.00	\$25.00	\$250.00	\$150.00	(\$100.00)	\$300.00
5920 - Website (Go-Daddy)	\$0.00	\$9.99	\$9.99	\$85.31	\$59.94	(\$25.37)	\$119.88
5999 - Miscellaneous Expense	\$0.00	\$0.00	\$0.00	\$61.25	\$0.00	(\$61.25)	\$0.00
<u>Total Administrative</u>	\$2,104.11	\$812.72	(\$1,291.39)	\$21,706.47	\$4,876.32	(\$16,830.15)	\$9,752.64
<u>Contingency</u>							
9999 - Contingency	\$2,317.00	\$2,303.32	(\$13.68)	\$7,466.92	\$13,819.92	\$6,353.00	\$27,639.87
<u>Total Contingency</u>	\$2,317.00	\$2,303.32	(\$13.68)	\$7,466.92	\$13,819.92	\$6,353.00	\$27,639.87
<u>Landscaping</u>							
6025 - Common Area Landscaping - Contract	\$0.00	\$1,283.94	\$1,283.94	\$8,150.00	\$7,703.64	(\$446.36)	\$15,407.28
6070 - Irrigation Maintenance	\$0.00	\$0.00	\$0.00	\$26.26	\$0.00	(\$26.26)	\$0.00
6130 - Landscaping Extras	\$0.00	\$0.00	\$0.00	\$1,263.30	\$0.00	(\$1,263.30)	\$0.00
<u>Total Landscaping</u>	\$0.00	\$1,283.94	\$1,283.94	\$9,439.56	\$7,703.64	(\$1,735.92)	\$15,407.28
<u>Maintenance & Repair</u>							
6620 - Janitorial Contract (Area Cleaning)	\$0.00	\$261.67	\$261.67	\$0.00	\$1,570.02	\$1,570.02	\$3,140.00
6680 - Maintenance & Repairs -General	\$660.00	\$0.00	(\$660.00)	\$1,943.83	\$0.00	(\$1,943.83)	\$0.00
<u>Total Maintenance & Repair</u>	\$660.00	\$261.67	(\$398.33)	\$1,943.83	\$1,570.02	(\$373.81)	\$3,140.00
<u>Other Expenses</u>							
7530 - Other Expense	\$0.00	\$5.10	\$5.10	\$0.00	\$30.60	\$30.60	\$61.25
<u>Total Other Expenses</u>	\$0.00	\$5.10	\$5.10	\$0.00	\$30.60	\$30.60	\$61.25
<u>Pool/Spa/Fountain</u>							
6930 - Pool Maintenance	\$0.00	\$590.02	\$590.02	\$3,420.00	\$3,540.12	\$120.12	\$7,080.26
6960 - Pool Permit	\$0.00	\$31.25	\$31.25	\$325.00	\$187.50	(\$137.50)	\$375.00
6980 - Pond Maintenance	\$155.00	\$51.67	(\$103.33)	\$310.00	\$310.02	\$0.02	\$620.00
<u>Total Pool/Spa/Fountain</u>	\$155.00	\$672.94	\$517.94	\$4,055.00	\$4,037.64	(\$17.36)	\$8,075.26

Montego Bay Homeowners' Association, Inc.
Budget Comparison Report
6/1/2017 - 6/30/2017

	6/1/2017 - 6/30/2017			1/1/2017 - 6/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Taxes & Insurance</u>							
7310 - Directors & Officers	\$0.00	\$0.00	\$0.00	\$18.74	\$0.00	(\$18.74)	\$0.00
7330 - Insurance	\$0.00	\$566.53	\$566.53	\$0.00	\$3,399.18	\$3,399.18	\$6,798.31
<u>Total Taxes & Insurance</u>	\$0.00	\$566.53	\$566.53	\$18.74	\$3,399.18	\$3,380.44	\$6,798.31
<u>Utilities</u>							
7010 - KUA Irrigation - 393940	\$172.00	\$59.20	(\$112.80)	\$512.53	\$355.20	(\$157.33)	\$710.39
7020 - KUA Pool Electric - 409250	\$477.13	\$206.99	(\$270.14)	\$2,742.49	\$1,241.94	(\$1,500.55)	\$2,483.83
7030 - KUA Water/Sewer - 368530	\$78.90	\$305.82	\$226.92	\$423.32	\$1,834.92	\$1,411.60	\$3,669.82
7040 - Internet	\$0.00	\$6.99	\$6.99	\$0.00	\$41.94	\$41.94	\$83.88
7120 - TOHO Water 8530	\$0.00	\$18.49	\$18.49	\$103.56	\$110.94	\$7.38	\$221.91
7125 - TOHO Water 3940	\$143.81	\$19.63	(\$124.18)	\$662.36	\$117.78	(\$544.58)	\$235.56
<u>Total Utilities</u>	\$871.84	\$617.12	(\$254.72)	\$4,444.26	\$3,702.72	(\$741.54)	\$7,405.39
Total Expense	\$6,107.95	\$6,523.34	\$415.39	\$49,074.78	\$39,140.04	(\$9,934.74)	\$78,280.00
Operating Net Income	(\$5,854.59)	(\$0.01)	(\$5,854.58)	\$30,231.53	(\$0.06)	\$30,231.59	\$0.00
Net Income	(\$5,854.59)	(\$0.01)	(\$5,854.58)	\$30,231.53	(\$0.06)	\$30,231.59	\$0.00

Montego Bay Homeowners' Association, Inc.
Accounts Payable Aging Report
Period Through: 6/30/2017

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
TOHO Water Authority	062017-3940	6/20/2017	7/17/2017	7010-KUA Irrigation - 393940		\$172.00	\$172.00			
062017-3940 Total:						\$172.00	\$172.00	\$0.00	\$0.00	\$0.00
TOHO Water Authority	051917-8530	5/19/2017	6/20/2017	7030-KUA Water/Sewer - 368530		\$78.90	\$78.90			
051917-8530 Total:						\$78.90	\$78.90	\$0.00	\$0.00	\$0.00
Aquatic Weed Control	15926	7/1/2017	7/31/2017	6980-Pond Maintenance		\$155.00	\$155.00			
15926 Total:						\$155.00	\$155.00	\$0.00	\$0.00	\$0.00
Totals:						\$405.90	\$405.90	\$0.00	\$0.00	\$0.00

Montego Bay Homeowners' Association, Inc.
General Ledger Report
6/1/2017 - 6/30/2017

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Cash

Account: 1030 - Operating Account - Alliance Assn Bank

Account Type: Bank

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$41,161.26
6/2/2017	AP	Payment: CMH Management, LLC, Check #: 1027, Invoice #:			\$721.00	\$40,440.26
6/5/2017	AP	Payment: Nancy Melendez, Check #: 1028, Invoice #:			\$12.00	\$40,428.26
6/5/2017	AP	Payment: Bluescapes Pools & Spas, API Payment - Check #: 100009, Invoice #: 8718			\$775.00	\$39,653.26
6/6/2017	AP	Payment: BRIGHT HOUSE NET CABLE TV, On-Line Payment, Invoice #: MB-201705-0002			\$114.29	\$39,538.97
6/12/2017	AR	Payment		\$1,425.19		\$40,964.16
6/12/2017	AR	Payment		\$30.00		\$40,994.16
6/12/2017	AR	Payment - Pool Key		\$30.00		\$41,024.16
6/13/2017	AR	Payment		\$400.00		\$41,424.16
6/13/2017	AP	Payment: Jimmy Smith and Rosilma Riberio, Check #: 1029, Invoice #:			\$500.00	\$40,924.16
6/13/2017	AP	Payment: PropLogix, Check #: 1030, Invoice #:			\$175.00	\$40,749.16
6/13/2017	AP	Payment: PropLogix, Check #: 1031, Invoice #:			\$225.00	\$40,524.16
6/17/2017	AP	Payment: David Hobbs, Check #: 1032, Invoice #:			\$800.00	\$39,724.16
6/19/2017	AP	Payment: KUA Kissimmee Utility Authority, API Payment - Check #: 300012, Invoice #: 053017-9250			\$212.66	\$39,511.50
6/19/2017	AP	Payment: KUA Kissimmee Utility Authority, API Payment - Check #: 300013, Invoice #: 053017-8530			\$264.47	\$39,247.03
6/19/2017	AP	Payment: TOHO Water Authority, On-Line Payment, Invoice #: MB-201701-0006			\$117.55	\$39,129.48
6/19/2017	AP	Payment: TOHO Water Authority, On-Line Payment, Invoice #: MB-201706-0001			\$26.26	\$39,103.22
6/20/2017	AR	Lockbox Payment		\$100.00		\$39,203.22
6/21/2017	AR	Lockbox Payment		\$1,101.15		\$40,304.37
6/26/2017	AP	Payment: LAW OFFICES OF STAGE & ASSOCIATES, P.A., API Payment - Check #: 100010, Invoice #: 02419, 02423, 02424, 02420, 02421, 02422			\$1,268.82	\$39,035.55
6/28/2017	AP	Payment: PPM Outdoor, LLC, API Payment - Check #: 100011, Invoice #: 18458			\$605.00	\$38,430.55
6/30/2017	AP	Payment: CARLOS FERNANDEZ, Check #: 1033, Invoice #:			\$660.00	\$37,770.55
6/30/2017		Bank Statement Interest		\$3.36		\$37,773.91
Account Total				\$3,089.70	\$6,477.05	\$37,773.91

Beginning Balance **\$41,161.26**

Net Change **(\$3,387.35)**

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Current Assets

Account: 1310 - Accounts Receivable

Account Type: Accounts Receivable

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$37,674.37
6/12/2017	AR	Pool Key		\$30.00		\$37,704.37
6/12/2017	AR	Pool Key		\$30.00		\$37,734.37
6/12/2017	AR	Pool Key		\$30.00		\$37,764.37
6/12/2017	AR	Pool Key		\$30.00		\$37,794.37
6/12/2017	AR	Pool Key		\$60.00		\$37,854.37
6/12/2017	AR	Payment Application			\$1,010.00	\$36,844.37
6/12/2017	AR	REVERSAL - [Pool Key]			\$30.00	\$36,814.37
6/12/2017	AR	Payment Application			\$30.00	\$36,784.37
6/12/2017	AR	REVERSAL - [Pool Key]			\$30.00	\$36,754.37
6/12/2017	AR	Payment Application			\$30.00	\$36,724.37
6/13/2017	AR	Payment Application			\$380.00	\$36,344.37
6/20/2017	AR	Payment Application			\$100.00	\$36,244.37
6/21/2017	AR	Payment Application			\$1,083.96	\$35,160.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,165.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,170.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,175.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,180.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,185.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,190.41

Montego Bay Homeowners' Association, Inc.
General Ledger Report
6/1/2017 - 6/30/2017

6/29/2017	AR	Admin Fee		\$5.00		\$35,195.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,200.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,205.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,210.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,215.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,220.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,225.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,230.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,235.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,240.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,245.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,250.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,255.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,260.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,265.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,270.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,275.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,280.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,285.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,290.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,295.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,300.41
6/29/2017	AR	REVERSAL - [Admin Fee]			\$5.00	\$35,295.41
6/29/2017	AR	Admin Fee		\$5.00		\$35,300.41
6/29/2017	AR	REVERSAL - [Admin Fee]			\$5.00	\$35,295.41
6/29/2017	AR	Payment Application			\$447.62	\$34,847.79
6/29/2017	AR	Adjustment from Beg Setup - Beg Bal s/b zero		\$447.62		\$35,295.41
6/29/2017	AR	REVERSAL - [Admin Fee]			\$5.00	\$35,290.41
6/29/2017	GL	Adjustment to Prior			\$1,342.86	\$33,947.55
6/30/2017	AR	Payment Application			\$5.00	\$33,942.55
6/30/2017	AR	Payment Application			\$890.24	\$33,052.31
6/30/2017	AR	Adjustment from Beg Setup		\$895.24		\$33,947.55
6/30/2017	AR	[REVERSAL] - Payment Application		\$5.00		\$33,952.55
6/30/2017	AR	Payment Application			\$5.00	\$33,947.55
Account Total				\$1,672.86	\$5,399.68	\$33,947.55
Beginning Balance			\$37,674.37			
Net Change			(\$3,726.82)			

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Current Assets

Account: 1315 - Allowance for Doubtful Accts

Account Type: Accounts Receivable

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$19,842.00)
Account Total					\$0.00	\$0.00	(\$19,842.00)
Beginning Balance		(\$19,842.00)					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Liabilities

Account: 2010 - Accounts Payable

Account Type: Accounts Payable

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$775.00)
6/2/2017	AP	CMH Management, LLC				\$721.00	(\$1,496.00)
6/2/2017	AP	Payment: CMH Management, LLC, Check #: 1027, Invoice #:			\$721.00		(\$775.00)
6/5/2017	AP	Nancy Melendez (4853 Jamaica Lane)				\$12.00	(\$787.00)
6/5/2017	AP	Payment: Nancy Melendez, Check #: 1028, Invoice #:			\$12.00		(\$775.00)
6/5/2017	AP	Payment: Bluescapes Pools & Spas, API Payment - Check #: 100009, Invoice #: 8718			\$775.00		\$0.00
6/6/2017	AP	BRIGHT HOUSE NET CABLE TV, Invoice #: MB-201705-0002				\$114.29	(\$114.29)
6/6/2017	AP	Payment: BRIGHT HOUSE NET CABLE TV, On-Line Payment, Invoice #: MB-201705-0002			\$114.29		\$0.00

Montego Bay Homeowners' Association, Inc.
General Ledger Report
6/1/2017 - 6/30/2017

6/13/2017	AP	Jimmy Smith and Rosilma Riberio (2541 Montego Bay Blvd)		\$500.00	(\$500.00)
6/13/2017	AP	Payment: Jimmy Smith and Rosilma Riberio, Check #: 1029, Invoice #:	\$500.00		\$0.00
6/13/2017	AP	PropLogix		\$175.00	(\$175.00)
6/13/2017	AP	Payment: PropLogix, Check #: 1030, Invoice #:	\$175.00		\$0.00
6/13/2017	AP	PropLogix		\$225.00	(\$225.00)
6/13/2017	AP	Payment: PropLogix, Check #: 1031, Invoice #:	\$225.00		\$0.00
6/14/2017	AP	KUA Kissimmee Utility Authority, Invoice #: 053017-9250		\$212.66	(\$212.66)
6/14/2017	AP	KUA Kissimmee Utility Authority, Invoice #: 053017-8530		\$264.47	(\$477.13)
6/17/2017	AP	David Hobbs		\$800.00	(\$1,277.13)
6/17/2017	AP	Payment: David Hobbs, Check #: 1032, Invoice #:	\$800.00		(\$477.13)
6/19/2017	AP	Payment: KUA Kissimmee Utility Authority, API Payment - Check #: 300012, Invoice #: 053017-9250	\$212.66		(\$264.47)
6/19/2017	AP	Payment: KUA Kissimmee Utility Authority, API Payment - Check #: 300013, Invoice #: 053017-8530	\$264.47		\$0.00
6/19/2017	AP	TOHO Water Authority, Invoice #: MB-201701-0006		\$117.55	(\$117.55)
6/19/2017	AP	Payment: TOHO Water Authority, On-Line Payment, Invoice #: MB-201701-0006	\$117.55		\$0.00
6/19/2017	AP	TOHO Water Authority, Invoice #: MB-201706-0001		\$26.26	(\$26.26)
6/19/2017	AP	Payment: TOHO Water Authority, On-Line Payment, Invoice #: MB-201706-0001	\$26.26		\$0.00
6/23/2017	AP	LAW OFFICES OF STAGE & ASSOCIATES, P.A., Invoice #: 02423		\$125.00	(\$125.00)
6/23/2017	AP	LAW OFFICES OF STAGE & ASSOCIATES, P.A., Invoice #: 02419		\$150.00	(\$275.00)
6/23/2017	AP	LAW OFFICES OF STAGE & ASSOCIATES, P.A., Invoice #: 02424		\$183.50	(\$458.50)
6/23/2017	AP	LAW OFFICES OF STAGE & ASSOCIATES, P.A., Invoice #: 02420		\$276.50	(\$735.00)
6/23/2017	AP	LAW OFFICES OF STAGE & ASSOCIATES, P.A., Invoice #: 02421		\$176.92	(\$911.92)
6/23/2017	AP	LAW OFFICES OF STAGE & ASSOCIATES, P.A., Invoice #: 02422		\$356.90	(\$1,268.82)
6/24/2017	AP	PPM Outdoor,LLC, Invoice #: 18458		\$605.00	(\$1,873.82)
6/26/2017	AP	Payment: LAW OFFICES OF STAGE & ASSOCIATES, P.A., API Payment - Check #: 100010, Invoice #: 02419, 02423, 02424, 02420, 02421, 02422	\$1,268.82		(\$605.00)
6/28/2017	AP	Payment: PPM Outdoor,LLC, API Payment - Check #: 100011, Invoice #: 18458	\$605.00		\$0.00
6/30/2017	AP	CARLOS FERNANDEZ		\$660.00	(\$660.00)
6/30/2017	AP	Payment: CARLOS FERNANDEZ, Check #: 1033, Invoice #:	\$660.00		\$0.00
6/30/2017	AP	TOHO Water Authority, Invoice #: 062017-3940		\$172.00	(\$172.00)
6/30/2017	AP	TOHO Water Authority, Invoice #: 051917-8530		\$78.90	(\$250.90)
6/30/2017	AP	Aquatic Weed Control, Invoice #: 15926		\$155.00	(\$405.90)
Account Total			\$6,477.05	\$6,107.95	(\$405.90)
Beginning Balance					(\$775.00)
Net Change					\$369.10

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Liabilities

Account: 2310 - Prepaid Owner Assessments

Account Type: Liability

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$2,795.97)
6/12/2017	AR	Payment				\$1,425.19	(\$4,221.16)
6/12/2017	AR	Payment Application			\$1,010.00		(\$3,211.16)
6/12/2017	AR	Payment Application			\$30.00		(\$3,181.16)
6/12/2017	AR	Payment				\$30.00	(\$3,211.16)
6/12/2017	AR	Payment Application			\$30.00		(\$3,181.16)
6/12/2017	AR	Payment - Pool Key				\$30.00	(\$3,211.16)
6/13/2017	AR	Payment				\$400.00	(\$3,611.16)
6/13/2017	AR	Payment Application			\$380.00		(\$3,231.16)
6/20/2017	AR	Lockbox Payment				\$100.00	(\$3,331.16)
6/20/2017	AR	Payment Application			\$100.00		(\$3,231.16)
6/21/2017	AR	Lockbox Payment				\$1,101.15	(\$4,332.31)
6/21/2017	AR	Payment Application			\$1,083.96		(\$3,248.35)
Account Total					\$2,633.96	\$3,086.34	(\$3,248.35)
Beginning Balance		(\$2,795.97)					
Net Change		(\$452.38)					

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Retained Earnings

Account: 3010 - Retained Earnings- Operating

Account Type: Equity

Montego Bay Homeowners' Association, Inc.
General Ledger Report
6/1/2017 - 6/30/2017

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$19,990.29)
Account Total					\$0.00	\$0.00	(\$19,990.29)
Beginning Balance		(\$19,990.29)					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Retained Earnings

Account: 3015 - Prior Yr Adjustments

Account Type: Equity

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$653.75
6/29/2017	AR	Payment Application			\$447.62		\$1,101.37
6/29/2017	AR	Adjustment from Beg Setup - Beg Bal s/b zero				\$447.62	\$653.75
6/29/2017	GL	Adjustment to Prior			\$1,342.86		\$1,996.61
6/30/2017	AR	Payment Application			\$5.00		\$2,001.61
6/30/2017	AR	Payment Application			\$890.24		\$2,891.85
6/30/2017	AR	Adjustment from Beg Setup				\$895.24	\$1,996.61
6/30/2017	AR	[REVERSAL] - Payment Application				\$5.00	\$1,991.61
6/30/2017	AR	Payment Application			\$5.00		\$1,996.61
Account Total					\$2,690.72	\$1,347.86	\$1,996.61
Beginning Balance		\$653.75					
Net Change		\$1,342.86					

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Income

Account: 4010 - Assessment Income

Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$78,280.00)
Account Total					\$0.00	\$0.00	(\$78,280.00)
Beginning Balance		(\$78,280.00)					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Income

Account: 4050 - Admin Fees

Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
6/29/2017	AR	Admin Fee				\$5.00	(\$5.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$10.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$15.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$20.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$25.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$30.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$35.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$40.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$45.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$50.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$55.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$60.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$65.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$70.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$75.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$80.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$85.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$90.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$95.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$100.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$105.00)
6/29/2017	AR	Admin Fee				\$5.00	(\$110.00)

Montego Bay Homeowners' Association, Inc.
General Ledger Report
6/1/2017 - 6/30/2017

6/29/2017	AR	Admin Fee				\$5.00		(\$115.00)
6/29/2017	AR	Admin Fee				\$5.00		(\$120.00)
6/29/2017	AR	Admin Fee				\$5.00		(\$125.00)
6/29/2017	AR	Admin Fee				\$5.00		(\$130.00)
6/29/2017	AR	Admin Fee				\$5.00		(\$135.00)
6/29/2017	AR	Admin Fee				\$5.00		(\$140.00)
6/29/2017	AR	REVERSAL - [Admin Fee]			\$5.00			(\$135.00)
6/29/2017	AR	Admin Fee				\$5.00		(\$140.00)
6/29/2017	AR	REVERSAL - [Admin Fee]			\$5.00			(\$135.00)
6/29/2017	AR	REVERSAL - [Admin Fee]			\$5.00			(\$130.00)
Account Total					\$15.00	\$145.00		(\$130.00)
Beginning Balance		\$0.00						
Net Change		(\$130.00)						

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Income

Account: 4100 - Interest - Operating

Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$14.07)
6/30/2017		Bank Statement Interest				\$3.36	(\$17.43)
Account Total					\$0.00	\$3.36	(\$17.43)
Beginning Balance		(\$14.07)					
Net Change		(\$3.36)					

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Income

Account: 4145 - Estoppel Fees

Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$635.00)
Account Total					\$0.00	\$0.00	(\$635.00)
Beginning Balance		(\$635.00)					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Income

Account: 4150 - Legal Fees - Collections

Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$93.88)
Account Total					\$0.00	\$0.00	(\$93.88)
Beginning Balance		(\$93.88)					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Income

Account: 4152 - Legal Fees - General

Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
6/23/2017	AP	LAW OFFICES OF STAGE & ASSOCIATES, P.A., Invoice #: 02423			\$125.00		\$125.00
6/23/2017	AP	LAW OFFICES OF STAGE & ASSOCIATES, P.A., Invoice #: 02424			\$183.50		\$308.50
6/23/2017	AP	LAW OFFICES OF STAGE & ASSOCIATES, P.A., Invoice #: 02420			\$276.50		\$585.00
6/23/2017	AP	LAW OFFICES OF STAGE & ASSOCIATES, P.A., Invoice #: 02421			\$176.92		\$761.92
6/23/2017	AP	LAW OFFICES OF STAGE & ASSOCIATES, P.A., Invoice #: 02422			\$356.90		\$1,118.82
6/30/2017	GL	Recode Law off of Stage & Associates to Expense				\$1,118.82	\$0.00
Account Total					\$1,118.82	\$1,118.82	\$0.00
Beginning Balance		\$0.00					
Net Change		\$0.00					

Montego Bay Homeowners' Association, Inc.
General Ledger Report
6/1/2017 - 6/30/2017

Client: Montego Bay Homeowners' Association, Inc.
Account: 4155 - Pool Keys

Account Category: Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$30.00)
6/12/2017	AR	Pool Key				\$30.00	(\$60.00)
6/12/2017	AR	Pool Key				\$30.00	(\$90.00)
6/12/2017	AR	Pool Key				\$30.00	(\$120.00)
6/12/2017	AR	Pool Key				\$30.00	(\$150.00)
6/12/2017	AR	Pool Key				\$60.00	(\$210.00)
6/12/2017	AR	REVERSAL - [Pool Key]			\$30.00		(\$180.00)
6/12/2017	AR	REVERSAL - [Pool Key]			\$30.00		(\$150.00)
Account Total					\$60.00	\$180.00	(\$150.00)
Beginning Balance		(\$30.00)					
Net Change		(\$120.00)					

Client: Montego Bay Homeowners' Association, Inc.
Account: 5510 - Administrative Fee

Account Category: Administrative
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$100.00
Account Total					\$0.00	\$0.00	\$100.00
Beginning Balance		\$100.00					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc.
Account: 5630 - Coupons/Statements

Account Category: Administrative
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$382.21
Account Total					\$0.00	\$0.00	\$382.21
Beginning Balance		\$382.21					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc.
Account: 5730 - Internet - Cameras

Account Category: Administrative
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$453.00
6/6/2017	AP	BRIGHT HOUSE NET CABLE TV, Invoice #: MB-201705-0002; Camera Internet				\$114.29	\$567.29
Account Total						\$114.29	\$0.00 \$567.29
Beginning Balance		\$453.00					
Net Change		\$114.29					

Client: Montego Bay Homeowners' Association, Inc.
Account: 5740 - Legal Fees - Collections

Account Category: Administrative
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$507.84
6/30/2017	GL	Recode Law off of Stage & Associates to Expense			\$1,118.82		\$1,626.66
Account Total					\$1,118.82	\$0.00	\$1,626.66
Beginning Balance		\$507.84					
Net Change		\$1,118.82					

Montego Bay Homeowners' Association, Inc.
General Ledger Report
6/1/2017 - 6/30/2017

Client: Montego Bay Homeowners' Association, Inc.
Account: 5745 - Legal Fees - General

Account Category: Administrative
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$14,049.95
6/23/2017	AP	LAW OFFICES OF STAGE & ASSOCIATES, P.A., Invoice #: 02419			\$150.00		\$14,199.95
Account Total					\$150.00	\$0.00	\$14,199.95
Beginning Balance		\$14,049.95					
Net Change		\$150.00					

Client: Montego Bay Homeowners' Association, Inc.
Account: 5760 - Management Fees

Account Category: Administrative
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$3,605.00
6/2/2017	AP	CMH Management, LLC			\$721.00		\$4,326.00
Account Total					\$721.00	\$0.00	\$4,326.00
Beginning Balance		\$3,605.00					
Net Change		\$721.00					

Client: Montego Bay Homeowners' Association, Inc.
Account: 5820 - Postage/Delivery

Account Category: Administrative
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$107.80
Account Total					\$0.00	\$0.00	\$107.80
Beginning Balance		\$107.80					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc.
Account: 5840 - CPA (Tax Returns)

Account Category: Administrative
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$250.00
Account Total					\$0.00	\$0.00	\$250.00
Beginning Balance		\$250.00					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc.
Account: 5920 - Website (Go-Daddy)

Account Category: Administrative
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$85.31
Account Total					\$0.00	\$0.00	\$85.31
Beginning Balance		\$85.31					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc.
Account: 5999 - Miscellaneous Expense

Account Category: Administrative
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$61.25
Account Total					\$0.00	\$0.00	\$61.25
Beginning Balance		\$61.25					
Net Change		\$0.00					

Montego Bay Homeowners' Association, Inc.
General Ledger Report
6/1/2017 - 6/30/2017

Client: Montego Bay Homeowners' Association, Inc. Account Category: Landscaping
 Account: 6025 - Common Area Landscaping - Contract Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$8,150.00
Account Total					\$0.00	\$0.00	\$8,150.00
Beginning Balance		\$8,150.00					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc. Account Category: Landscaping
 Account: 6070 - Irrigation Maintenance Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$26.26
Account Total					\$0.00	\$0.00	\$26.26
Beginning Balance		\$26.26					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc. Account Category: Landscaping
 Account: 6130 - Landscaping Extras Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,263.30
Account Total					\$0.00	\$0.00	\$1,263.30
Beginning Balance		\$1,263.30					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc. Account Category: Maintenance & Repair
 Account: 6680 - Maintenance & Repairs - General Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,283.83
6/30/2017	AP	CARLOS FERNANDEZ; April-June			\$660.00		\$1,943.83
Account Total					\$660.00	\$0.00	\$1,943.83
Beginning Balance		\$1,283.83					
Net Change		\$660.00					

Client: Montego Bay Homeowners' Association, Inc. Account Category: Pool/Spa/Fountain
 Account: 6930 - Pool Maintenance Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$3,420.00
Account Total					\$0.00	\$0.00	\$3,420.00
Beginning Balance		\$3,420.00					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc. Account Category: Pool/Spa/Fountain
 Account: 6960 - Pool Permit Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$325.00
Account Total					\$0.00	\$0.00	\$325.00
Beginning Balance		\$325.00					

Montego Bay Homeowners' Association, Inc.
General Ledger Report
6/1/2017 - 6/30/2017

Net Change \$0.00

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Pool/Spa/Fountain

Account: 6980 - Pond Maintenance

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$155.00
6/30/2017	AP	Aquatic Weed Control, Invoice #: 15926			\$155.00		\$310.00
Account Total					\$155.00	\$0.00	\$310.00
Beginning Balance		\$155.00					
Net Change		\$155.00					

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Utilities

Account: 7010 - KUA Irrigation - 393940

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$340.53
6/30/2017	AP	TOHO Water Authority, Invoice #: 062017-3940			\$172.00		\$512.53
Account Total					\$172.00	\$0.00	\$512.53
Beginning Balance		\$340.53					
Net Change		\$172.00					

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Utilities

Account: 7020 - KUA Pool Electric - 409250

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$2,265.36
6/14/2017	AP	KUA Kissimmee Utility Authority, Invoice #: 053017-9250			\$212.66		\$2,478.02
6/14/2017	AP	KUA Kissimmee Utility Authority, Invoice #: 053017-8530			\$264.47		\$2,742.49
Account Total					\$477.13	\$0.00	\$2,742.49
Beginning Balance		\$2,265.36					
Net Change		\$477.13					

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Utilities

Account: 7030 - KUA Water/Sewer - 368530

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$344.42
6/30/2017	AP	TOHO Water Authority, Invoice #: 051917-8530			\$78.90		\$423.32
Account Total					\$78.90	\$0.00	\$423.32
Beginning Balance		\$344.42					
Net Change		\$78.90					

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Utilities

Account: 7120 - TOHO Water 8530

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$103.56
Account Total					\$0.00	\$0.00	\$103.56
Beginning Balance		\$103.56					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Utilities

Account: 7125 - TOHO Water 3940

Account Type: Expense

Montego Bay Homeowners' Association, Inc.
General Ledger Report
6/1/2017 - 6/30/2017

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$518.55
6/19/2017	AP	TOHO Water Authority, Invoice #: MB-201701-0006; Water			\$117.55		\$636.10
6/19/2017	AP	TOHO Water Authority, Invoice #: MB-201706-0001; Water			\$26.26		\$662.36
Account Total					\$143.81	\$0.00	\$662.36
Beginning Balance		\$518.55					
Net Change		\$143.81					

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Taxes & Insurance

Account: 7310 - Directors & Officers

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$18.74
Account Total					\$0.00	\$0.00	\$18.74
Beginning Balance		\$18.74					
Net Change		\$0.00					

Client: Montego Bay Homeowners' Association, Inc.

Account Category: Contingency

Account: 9999 - Contingency

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$5,149.92
6/5/2017	AP	Nancy Melendez (4853 Jamaica Lane); Key reimbursement			\$12.00		\$5,161.92
6/13/2017	AP	Jimmy Smith and Rosilma Riberio (2541 Montego Bay Blvd); Petty Cash			\$500.00		\$5,661.92
6/13/2017	AP	PropLogix; Return of Estoppel Fee - closing cancelled			\$175.00		\$5,836.92
6/13/2017	AP	PropLogix; Refund of estoppel payment - second one for 4821 JL			\$225.00		\$6,061.92
6/17/2017	AP	David Hobbs; Gate repairs			\$800.00		\$6,861.92
6/24/2017	AP	PPM Outdoor,LLC, Invoice #: 18458; Palm tree removal			\$605.00		\$7,466.92
Account Total					\$2,317.00	\$0.00	\$7,466.92
Beginning Balance		\$5,149.92					
Net Change		\$2,317.00					

**Montego Bay HOA
Reconciliation Report**

Alliance Association Bank - Operating Account - Alliance Assn Bank-1030
Statement Date: 6/30/2017

Statement Balance: \$38,784.73
GL Balance: \$37,773.91
Last Statement Balance: \$42,062.08
Outstanding Checks: \$1,010.82
Outstanding Deposits: \$0.00
Calculated Balance: \$38,784.73
GL vs. Balance Difference: \$0.00

Cleared

Checks	Description	Date	Check #	Amount
	Payment: LAW OFFICES OF STAGE & ASSOCIATES, P.A., Check #: 1025, Invoice #:	5/31/2017	1025	-\$175.00
	Payment: DON MACKAY, Check #: 1026, Invoice #:	5/31/2017	1026	-\$375.00
	Payment: CMH Management, LLC, Check #: 1027, Invoice #:	6/2/2017	1027	-\$721.00
	Payment: Bluescapes Pools & Spas, API Payment - Check #: 100009, Invoice #: 8718	6/5/2017	100009	-\$775.00
	Payment: Nancy Melendez, Check #: 1028, Invoice #:	6/5/2017	1028	-\$12.00
	Payment: BRIGHT HOUSE NET CABLE TV, On-Line Payment, Invoice #: MB-201705-0002	6/6/2017	On-Line	-\$114.29
	Payment: Jimmy Smith and Rosilma Riberio, Check #: 1029, Invoice #:	6/13/2017	1029	-\$500.00
	Payment: PropLogix, Check #: 1030, Invoice #:	6/13/2017	1030	-\$175.00
	Payment: PropLogix, Check #: 1031, Invoice #:	6/13/2017	1031	-\$225.00
	Payment: David Hobbs, Check #: 1032, Invoice #:	6/17/2017	1032	-\$800.00
	Payment: KUA Kissimmee Utility Authority, API Payment - Check #: 300012, Invoice #: 053017-9250	6/19/2017	300012	-\$212.66
	Payment: KUA Kissimmee Utility Authority, API Payment - Check #: 300013, Invoice #: 053017-8530	6/19/2017	300013	-\$264.47
	Payment: TOHO Water Authority, On-Line Payment, Invoice #: MB-201701-0006	6/19/2017	On-Line	-\$117.55
	Payment: TOHO Water Authority, On-Line Payment, Invoice #: MB-201706-0001	6/19/2017	On-Line	-\$26.26
	Payment: LAW OFFICES OF STAGE & ASSOCIATES, P.A., API Payment - Check #: 100010, Invoice #: 02419, 02423, 02424, 02420, 02421, 02422	6/26/2017	100010	-\$1,268.82
	Payment: PPM Outdoor, LLC, API Payment - Check #: 100011, Invoice #: 18458	6/28/2017	100011	-\$605.00
Total Cleared Checks:				\$6,367.05
Deposits	Description	Date		Amount
	Payment	6/12/2017		\$1,425.19
	Payment	6/12/2017		\$30.00
	Payment - Pool Key	6/12/2017		\$30.00
	Payment	6/13/2017		\$400.00
	Lockbox Payment	6/20/2017		\$100.00
	Lockbox Payment	6/21/2017		\$1,101.15
	4100 - Interest - Operating	6/30/2017		\$3.36
Total Cleared Deposits:				\$3,089.70

Outstanding

Checks	Description	Date	Check #	Amount
	Payment: Aquatic Weed Management, API Payment - Check #: 100007, Invoice #: 13437	5/19/2017	100007	-\$155.00
	Payment: KUA Kissimmee Utility Authority, API Payment - Check #: 300010, Invoice #: 042817-9250	5/22/2017	300010	-\$180.40
	Payment: KUA Kissimmee Utility Authority, API Payment - Check #: 300011, Invoice #: 042817-8530	5/22/2017	300011	-\$15.42
	Payment: CARLOS FERNANDEZ, Check #: 1033, Invoice #:	6/30/2017	1033	-\$660.00
Total Outstanding Checks:				\$1,010.82
Deposits	Description	Date		Amount

Montego Bay HOA
Reconciliation Report

Alliance Association Bank - Operating Account - Alliance Assn Bank-1030
Statement Date: 6/30/2017

Statement Balance:	\$38,784.73
GL Balance:	\$37,773.91
Last Statement Balance:	\$42,062.08
Outstanding Checks:	\$1,010.82
Outstanding Deposits:	\$0.00
Calculated Balance:	\$38,784.73
GL vs. Balance Difference:	\$0.00
Total Outstanding Deposits:	\$0.00



Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

MONTEGO BAY HOMEOWNERS' ASSOCIATION, INC
C/O CMH MANAGEMENT, L.L.C.
OPERATING
PO BOX 570950
ORLANDO FL 32857-0950

Last statement: May 31, 2017
This statement: June 30, 2017
Total days in statement period: 30

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XXXXXX4633
(0)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX4633	Beginning balance	\$42,062.08
Low balance	\$38,781.37	Total additions	3,089.70
Average balance	\$40,861.79	Total subtractions	6,367.05
Avg collected balance	\$40,772	Ending balance	\$38,784.73

CHECKS

Number	Date	Amount	Number	Date	Amount
1025	06-06	175.00	1030	06-22	175.00
1026	06-01	375.00	1031	06-22	225.00
1027	06-05	721.00	1032	06-20	800.00
1028	06-08	12.00	100009 *	06-14	775.00
1029	06-19	500.00	* Skip in check sequence		

DEBITS

Date	Description	Subtractions
06-06	' ACH Debit BRIGHT HOUSE NET CABLE TV 170606	114.29
06-19	' ACH Debit TOHO Toho Water 170616 100000124780106	26.26
06-19	' ACH Debit TOHO Toho Water 170616 100000124772426	117.55
06-20	' ACH Debit KISSIMMEE UTILIT UT BILL 170617	212.66

MONTEGO BAY HOMEOWNERS' ASSOCIATION, INC
June 30, 2017

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Date	Description	Subtractions
06-20	' ACH Debit KISSIMMEE UTILIT UT BILL 170617	264.47
06-27	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100010*LAW OFFICES OF STAGE ASSOCIATES PA\11059811	1,268.82
06-29	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100011*PPM OutdoorLLC\11111082	605.00

CREDITS

Date	Description	Additions
06-12	' Remote Deposit	60.00
06-12	' Remote Deposit	1,425.19
06-16	' ACH Credit PAYLEASE.COM CREDIT 170616 77321834	400.00
06-20	' Lockbox Deposit	100.00
06-21	' Lockbox Deposit	1,101.15
06-30	' Interest Credit	3.36

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
05-31	42,062.08	06-12	42,149.98	06-21	41,055.19
06-01	41,687.08	06-14	41,374.98	06-22	40,655.19
06-05	40,966.08	06-16	41,774.98	06-27	39,386.37
06-06	40,676.79	06-19	41,131.17	06-29	38,781.37
06-08	40,664.79	06-20	39,954.04	06-30	38,784.73

INTEREST INFORMATION

Annual percentage yield earned	0.10%
Interest-bearing days	30
Average balance for APY	\$40,772.26
Interest earned	\$3.36

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Alliance Association Bank

To Reconcile Your Checking Account:

1. Subtract from your checkbook balance any service charge, fees, preauthorized automatic payments or transfers, withdrawals (including ATM) which have been deducted on this statement.
2. Compare and check off paid checks against your checkbook record. Note: An * on your statement indicates a break in check sequence.
3. List checks not accounted for in the section marked "Checks Outstanding" and complete the statement of reconciliation.

CHECKS OUTSTANDING						STATEMENT OF RECONCILIATION	
Number	Amount	Number	Amount	Number	Amount	Ending balance from this statement	\$
						ADD deposits made but not shown on this statement	
						SUB TOTAL	
						SUBTRACT TOTAL CHECKS OUTSTANDING	
TOTAL CHECKS OUTSTANDING						TOTAL Should agree with your checkbook balance	\$

If the total does not agree with your checkbook balance, the difference may be located by (1) checking the addition and subtraction in your checkbook record, (2) making sure each check and deposit was entered correctly in your record, (3) reviewing each step in the balancing procedure.

IMPORTANT INFORMATION ABOUT REVIEWING YOUR STATEMENT

You are responsible for promptly examining your statement each statement period and reporting any irregularities to us. The periodic statement will be considered correct for all purposes and we will not be liable for any payment made and charged to your Account unless you notify us in writing within certain time limits after the statement and checks are made available to you. We will not be liable for any check that is altered or any signature that is forged unless you notify us within thirty (30) calendar days after the statement is made available. Also, we will not be liable for any subsequent items paid, in good faith, containing an unauthorized signature or alteration by the same wrongdoer unless you notify us within thirty (30) calendar days after the statement is made available. If you have requested us to hold your Account statements, we have the right to mail your statements if you have not claimed them within thirty (30) calendar days. If we truncate your checks or provide you with an image of your checks, you understand that your original checks will not be returned to you with your statement. You agree that our retention of checks does not alter or waive your responsibility to examine your statements or change the time limits for notifying us of any errors.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Write us at One E Washington Street, Suite 1400, Phoenix, AZ 85004, telephone us at (888) 734-4567 or E-mail us at info@allianceassociationbank.com as soon as you think your statement or receipt is wrong or if you need more information about a transfer on this statement. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. In your letter:

- Tell us your name and account number.
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this (or 20 business days for a new account), we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

METHOD USED TO DETERMINE THE BALANCE ON WHICH THE INTEREST CHARGE WILL BE COMPUTED

Revolving Lines of Credit- We figure the interest charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances and fees and subtract any unpaid interest charges and any payments or credits. This gives us the daily balance.

The Annual Percentage Rate and Daily Periodic Rate may vary.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR STATEMENT

If you think there is an error on your statement, write to us at: Western Alliance Bank, Credit Support Dept., One E Washington St., Suite 1400 Phoenix, AZ 85004.

In your letter, give us the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

NOTICE OF FURNISHING NEGATIVE INFORMATION-We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

DIRECT DEPOSITS-If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at (888) 734-4567 to find out if the deposit has been made.





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C/O CMH MANAGEMENT, L.L.C.
RESERVE
PO BOX 570950
ORLANDO FL 32857-0950

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(0)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX5372	Beginning balance	\$0.00
Low balance	\$0.00	Total additions	.00
Average balance	\$0.00	Total subtractions	0.00
Avg collected balance	\$0	Ending balance	0.00

INTEREST INFORMATION

Annual percentage yield earned	0.00%
Interest-bearing days	30
Average balance for APY	\$0.00
Interest earned	\$0.00

**** No activity this statement period ****

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

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CHECKS OUTSTANDING						STATEMENT OF RECONCILIATION	
Number	Amount	Number	Amount	Number	Amount	Ending balance from this statement	\$
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TOTAL CHECKS OUTSTANDING						TOTAL Should agree with your checkbook balance	\$

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