VICTORIA SQUARE

FINANCIAL STATEMENT

PREPARED FOR THE BOARD OF DIRECTORS

AUGUST 2018

CONSOLIDATED Community Management

7124 North Nob Hill Road, Tamarac, FL 33321 (954-718-9903)

VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 08/31/18

ASSETS

CASH:			
1010	Popular Bank Oper	$ 11,760.02	
1020	Popular Bank Reserve	72,824.94	
	SUBTOTAL CASH		$ 84,584.96
CURRENT ASSETS:			
1110	A/R Maintenance	$ 1,593.00	
1130	A/R Assessment	1,000.00	
1170	A/R Late Charges	75.00	
1180	NSF Fees Receivable	10.00	
1195	Attorney Fees Receivable	136.00	
1210	Utility Deposits	80.00	
1215	Popular Roof Loan	(4,997.56)	
	TOTAL CURRENT ASSETS		$ (2,103.56)
	TOTAL ASSETS		$ 82,481.40
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LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3050	Popular Loan Payable	$ (4,997.56)	
3310	Prepaid Member Fees	6,102.00	
	SUBTOTAL CURRENT LIABILITIES		$ 1,104.44
RESERVES			
5010	Reserve Roof	$ 7,063.61	
5015	Reserve Painting	15,770.12	
5020	Reserve Paving	48,486.88	
5030	Reserve interest	1,503.43	
	RESERVES		$ 72,824.04
EQUITY:			
5510	Retained Earnings	$ 11,006.75	
	Current Year Net Income/(Loss)	(2,453.83)	
	SUBTOTAL EQUITY		$ 8,552.92
	TOTAL LIABILITIES & EQUITY		$ 82,481.40
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VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 08/01/18 to 08/31/18

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:								
14,671.00	14,695.99	(24.99)	06110	Maintenance Income	117,827.00	117,567.92	259.08	176,351.89
.00	.00	.00	06130	Assessment Income	(369.00)	.00	(369.00)	.00
75.00	.00	75.00	06170	Owner Late Fees	525.00	.00	525.00	.00
10.00	.00	10.00	06180	NSF Fees Income	10.00	.00	10.00	.00
116.00	.00	116.00	06190	Admin/Collection Fees Reimb.	161.00	.00	161.00	.00
.00	.00	.00	06195	Attorney Fees Reimbursed	250.00	.00	250.00	.00
.00	.00	.00	06200	Misc Income	6.00	.00	6.00	.00
.34	.00	.34	06900	Interest	1.76	.00	1.76	.00
14,872.34	14,695.99	176.35		SUBTOTAL INCOME	118,411.76	117,567.92	843.84	176,351.89
				EXPENSES				
UTILITIES								
1,271.64	1,416.67	145.03	07010	Refuse	10,173.12	11,333.36	1,160.24	17,000.00
102.78	133.33	30.55	07050	Electricity	795.00	1,066.64	271.64	1,600.00
3,126.05	3,500.00	373.95	07060	Water / Sewer	36,492.08	28,000.00	(8,492.08)	42,000.00
.00	100.00	100.00	07150	Security	254.40	800.00	545.60	1,200.00
4,500.47	5,150.00	649.53		UTILITIES	47,714.60	41,200.00	(6,514.60)	61,800.00
BUILDING MAINTENANCE								
998.84	1,333.33	334.49	07210	Repair & Maintenance	5,887.55	10,666.64	4,779.09	16,000.00
.00	416.67	416.67	07220	Janitorial	2,920.00	3,333.36	413.36	5,000.00
.00	41.67	41.67	07230	Exterminating	.00	333.36	333.36	500.00
84.80	39.17	(45.63)	07240	Fire Equipment Maint & Repai	593.31	313.36	(279.95)	470.00
(385.00)	125.00	510.00	07320	Plumbing Repairs	105.00	1,000.00	895.00	1,500.00
698.64	1,955.84	1,257.20		BUILDING MAINTENANCE	9,505.86	15,646.72	6,140.86	23,470.00
GROUND MAINTENANCE								
480.00	416.67	(63.33)	08010	Lawn Maintenance	4,090.00	3,333.36	(756.64)	5,000.00
.00	83.33	83.33	08020	Irrigation	2,082.70	666.64	(1,416.06)	1,000.00
.00	250.00	250.00	08050	Landscape Extras	2,260.00	2,000.00	(260.00)	3,000.00
480.00	750.00	270.00		GROUND MAINTENANCE	8,432.70	6,000.00	(2,432.70)	9,000.00
MANAGEMENT								
586.25	586.25	.00	09000	Management Fees	4,690.00	4,690.00	.00	7,035.00
586.25	586.25	.00		MANAGEMENT	4,690.00	4,690.00	.00	7,035.00
ADMINISTRATIVE & OFFICE								

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 08/01/18 to 08/31/18

Current Period Actual	Current Period Budget	Current Period Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
13.78	83.33	69.55	09110	Office Expense	1,633.69	666.64	(967.05)	1,000.00
600.00	45.83	(554.17)	09120	CPA	600.00	366.64	(233.36)	550.00
(450.00)	83.33	533.33	09125	Legal	550.00	666.64	116.64	1,000.00
20.00	.00	(20.00)	09130	Bank Charges	60.00	.00	(60.00)	.00
.00	911.67	911.67	09134	Loan Payment	13,673.51	7,293.36	(6,380.15)	10,940.00
200.34	15.00	(185.34)	09140	Fees/Permits	476.84	120.00	(356.84)	180.00
2,073.39	2,833.33	759.94	09150	General Insurance	15,277.11	22,666.64	7,389.53	34,000.00
2,457.51	3,972.49	1,514.98		ADMINISTRATIVE & OFFICE	32,271.15	31,779.92	(491.23)	47,670.00
8,722.87	12,414.58	3,691.71		TOTAL EXPENSES	102,614.31	99,316.64	(3,297.67)	148,975.00
RESERVES								
2,281.41	2,281.41	.00	09200	Reserve Transfer	18,251.28	18,251.28	.00	27,376.89
2,281.41	2,281.41	.00		TOTAL RESERVES	18,251.28	18,251.28	.00	27,376.89
3,868.06	.00	3,868.06		Current Year Net Income/(los	(2,453.83)	.00	(2,453.83)	.00