VICTORIA SQUARE

FINANCIAL STATEMENT

PREPARED FOR THE BOARD OF DIRECTORS

MAY 2018

CCM CONSOLIDATED Community Management

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

VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 05/31/18

ASSETS

CASH:			
1010	Popular Bank Oper	$ 8,118.98	
1020	Popular Bank Reserve	65,917.99	
	SUBTOTAL CASH		$ 74,036.97
CURRENT ASSETS:			
1110	A/R Maintenance	$ 754.00	
1130	A/R Assessment	1,035.00	
1170	A/R Late Charges	50.00	
1210	Utility Deposits	80.00	
	TOTAL CURRENT ASSETS		$ 1,919.00
	TOTAL ASSETS		$ 75,955.97

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3010	Accounts Payable	$ 581.00	
3310	Prepaid Member Fees	4,982.00	
	SUBTOTAL CURRENT LIABILITIES		$ 5,563.00
RESERVES			
5010	Reserve Roof	$ 4,903.88	
5015	Reserve Painting	14,949.11	
5020	Reserve Paving	44,623.39	
5030	Reserve interest	1,440.71	
	RESERVES		$ 65,917.09
EQUITY:			
5510	Retained Earnings	$ 11,006.75	
	Current Year Net Income/(Loss)	(6,530.87)	
	SUBTOTAL EQUITY		$ 4,475.88
	TOTAL LIABILITIES & EQUITY		$ 75,955.97

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 05/01/18 to 05/31/18

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
INCOME:								
15,361.00	14,695.99	665.01	06110	Maintenance Income	73,764.00	73,479.95	284.05	176,351.89
(334.00)	.00	(334.00)	06130	Assessment Income	(334.00)	.00	(334.00)	.00
25.00	.00	25.00	06170	Owner Late Fees	375.00	.00	375.00	.00
6.00	.00	6.00	06200	Misc Income	6.00	.00	6.00	.00
.23	.00	.23	06900	Interest	.90	.00	.90	.00
15,058.23	14,695.99	362.24		SUBTOTAL INCOME	73,811.90	73,479.95	331.95	176,351.89
				EXPENSES				
UTILITIES								
1,271.64	1,416.67	145.03	07010	Refuse	6,358.20	7,083.35	725.15	17,000.00
92.73	133.33	40.60	07050	Electricity	496.67	666.65	169.98	1,600.00
4,968.70	3,500.00	(1,468.70)	07060	Water / Sewer	25,115.01	17,500.00	(7,615.01)	42,000.00
127.20	100.00	(27.20)	07150	Security	254.40	500.00	245.60	1,200.00
6,460.27	5,150.00	(1,310.27)		UTILITIES	32,224.28	25,750.00	(6,474.28)	61,800.00
BUILDING MAINTENANCE								
934.92	1,333.33	398.41	07210	Repair & Maintenance	4,719.11	6,666.65	1,947.54	16,000.00
320.00	416.67	96.67	07220	Janitorial	1,840.00	2,083.35	243.35	5,000.00
.00	41.67	41.67	07230	Exterminating	.00	208.35	208.35	500.00
.00	39.17	39.17	07240	Fire Equipment Maint & Repai	.00	195.85	195.85	470.00
490.00	125.00	(365.00)	07320	Plumbing Repairs	490.00	625.00	135.00	1,500.00
1,744.92	1,955.84	210.92		BUILDING MAINTENANCE	7,049.11	9,779.20	2,730.09	23,470.00
GROUND MAINTENANCE								
660.00	416.67	(243.33)	08010	Lawn Maintenance	3,320.00	2,083.35	(1,236.65)	5,000.00
.00	83.33	83.33	08020	Irrigation	2,082.70	416.65	(1,666.05)	1,000.00
2,000.00	250.00	(1,750.00)	08050	Landscape Extras	2,000.00	1,250.00	(750.00)	3,000.00
2,660.00	750.00	(1,910.00)		GROUND MAINTENANCE	7,402.70	3,750.00	(3,652.70)	9,000.00
MANAGEMENT								
586.25	586.25	.00	09000	Management Fees	2,931.25	2,931.25	.00	7,035.00
586.25	586.25	.00		MANAGEMENT	2,931.25	2,931.25	.00	7,035.00
ADMINISTRATIVE & OFFICE								
263.92	83.33	(180.59)	09110	Office Expense	1,540.87	416.65	(1,124.22)	1,000.00
.00	45.83	45.83	09120	CPA	.00	229.15	229.15	550.00
250.00	83.33	(166.67)	09125	Legal	250.00	416.65	166.65	1,000.00

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 05/01/18 to 05/31/18

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
.00	911.67	911.67	09134	Loan Payment	8,204.07	4,558.35	(3,645.72)	10,940.00
39.25	15.00	(24.25)	09140	Fees/Permits	276.50	75.00	(201.50)	180.00
2,073.39	2,833.33	759.94	09150	General Insurance	9,056.94	14,166.65	5,109.71	34,000.00
2,626.56	3,972.49	1,345.93		ADMINISTRATIVE & OFFICE	19,328.38	19,862.45	534.07	47,670.00
14,078.00	12,414.58	(1,663.42)		TOTAL EXPENSES	68,935.72	62,072.90	(6,862.82)	148,975.00
RESERVES								
2,281.41	2,281.41	.00	09200	Reserve Transfer	11,407.05	11,407.05	.00	27,376.89
2,281.41	2,281.41	.00		TOTAL RESERVES	11,407.05	11,407.05	.00	27,376.89
(1,301.18)	.00	(1,301.18)		Current Year Net Income/(los	(6,530.87)	.00	(6,530.87)	.00