FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

NOVEMBER 2018

CONSOLIDATED
Community Management

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

VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 11/30/18

ASSETS

CASH:					
1010	Popular Bank Oper	$	19,599.68		
1020	Popular Bank Reserve		79,744.84		
	SUBTOTAL CASH			$	99,344.52
CURRENT ASSETS:					
1110	A/R Maintenance	$	2,239.00		
1170	A/R Late Charges		75.00		
1195	Attorney Fees Receivable		90.00		
1210	Utility Deposits		80.00		
	TOTAL CURRENT ASSETS			$	2,484.00
	TOTAL ASSETS			$	101,828.52

LIABILITIES & EQUITY

CURRENT LIABILITIES:					
3310	Prepaid Member Fees	$	5,407.00		
	SUBTOTAL CURRENT LIABILITIES			$	5,407.00
RESERVES					
5010	Reserve Roof	$	9,223.34		
5015	Reserve Painting		16,591.13		
5020	Reserve Paving		52,350.37		
5030	Reserve interest		1,579.10		
	RESERVES			$	79,743.94
EQUITY:					
5510	Retained Earnings	$	11,006.75		
	Current Year Net Income/(Loss)		5,670.83		
	SUBTOTAL EQUITY			$	16,677.58
	TOTAL LIABILITIES & EQUITY			$	101,828.52

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 11/01/18 to 11/30/18

Current Period Actual	Current Period Budget	Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
14,696.00	14,695.99	.01	06110	Maintenance Income	161,870.00	161,655.89	214.11	176,351.89
.00	.00	.00	06130	Assessment Income	(369.00)	.00	(369.00)	.00
50.00	.00	50.00	06170	Owner Late Fees	650.00	.00	650.00	.00
.00	.00	.00	06180	NSF Fees Income	10.00	.00	10.00	.00
5.00	.00	5.00	06190	Admin/Collection Fees Reimb.	138.00	.00	138.00	.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	2.83	.00	2.83	.00
14,751.34	14,695.99	55.35		SUBTOTAL INCOME	162,557.83	161,655.89	901.94	176,351.89
				EXPENSES				
UTILITIES								
1,346.18	1,416.67	70.49	07010	Refuse	14,062.58	15,583.37	1,520.79	17,000.00
107.57	133.33	25.76	07050	Electricity	1,098.18	1,466.63	368.45	1,600.00
3,120.09	3,500.00	379.91	07060	Water / Sewer	45,854.89	38,500.00	(7,354.89)	42,000.00
84.80	100.00	15.20	07150	Security	593.60	1,100.00	506.40	1,200.00
4,658.64	5,150.00	491.36		UTILITIES	61,609.25	56,650.00	(4,959.25)	61,800.00
BUILDING MAINTENANCE								
(662.91)	1,333.33	1,996.24	07210	Repair & Maintenance	6,392.52	14,666.63	8,274.11	16,000.00
320.00	416.67	96.67	07220	Janitorial	4,030.00	4,583.37	553.37	5,000.00
.00	41.67	41.67	07230	Exterminating	5,590.00	458.37	(5,131.63)	500.00
.00	39.17	39.17	07240	Fire Equipment Maint & Repai	593.31	430.87	(162.44)	470.00
546.00	125.00	(421.00)	07320	Plumbing Repairs	1,251.00	1,375.00	124.00	1,500.00
203.09	1,955.84	1,752.75		BUILDING MAINTENANCE	17,856.83	21,514.24	3,657.41	23,470.00
GROUND MAINTENANCE								
.00	416.67	416.67	08010	Lawn Maintenance	5,134.00	4,583.37	(550.63)	5,000.00
.00	83.33	83.33	08020	Irrigation	2,082.70	916.63	(1,166.07)	1,000.00
.00	250.00	250.00	08050	Landscape Extras	5,520.00	2,750.00	(2,770.00)	3,000.00
.00	750.00	750.00		GROUND MAINTENANCE	12,736.70	8,250.00	(4,486.70)	9,000.00
MANAGEMENT								
586.25	586.25	.00	09000	Management Fees	6,448.75	6,448.75	.00	7,035.00
586.25	586.25	.00		MANAGEMENT	6,448.75	6,448.75	.00	7,035.00

ADMINISTRATIVE & OFFICE

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 11/01/18 to 11/30/18

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
75.25	83.33	8.08	09110	Office Expense	1,751.77	916.63	(835.14)	1,000.00
.00	45.83	45.83	09120	CPA	600.00	504.13	(95.87)	550.00
.00	83.33	83.33	09125	Legal	550.00	916.63	366.63	1,000.00
.00	.00	.00	09130	Bank Charges	60.00	.00	(60.00)	.00
.00	911.67	911.67	09134	Loan Payment	8,204.07	10,028.37	1,824.30	10,940.00
.00	15.00	15.00	09140	Fees/Permits	476.84	165.00	(311.84)	180.00
2,073.39	2,833.33	759.94	09150	General Insurance	21,497.28	31,166.63	9,669.35	34,000.00
2,148.64	3,972.49	1,823.85		ADMINISTRATIVE & OFFICE	33,139.96	43,697.39	10,557.43	47,670.00
7,596.62	12,414.58	4,817.96		TOTAL EXPENSES	131,791.49	136,560.38	4,768.89	148,975.00
RESERVES								
2,281.41	2,281.41	.00	09200	Reserve Transfer	25,095.51	25,095.51	.00	27,376.89
2,281.41	2,281.41	.00		TOTAL RESERVES	25,095.51	25,095.51	.00	27,376.89
4,873.31	.00	4,873.31		Current Year Net Income/(los	5,670.83	.00	5,670.83	.00