FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

OCTOBER 2018

CONSOLIDATED
Community Management

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

VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 10/31/18

ASSETS

CASH:			
1010	Popular Bank Oper	$ 16,120.37	
1020	Popular Bank Reserve	77,437.74	
	SUBTOTAL CASH		$ 93,558.11
CURRENT ASSETS:			
1110	A/R Maintenance	$ 1,574.00	
1170	A/R Late Charges	25.00	
1195	Attorney Fees Receivable	85.00	
1210	Utility Deposits	80.00	
	TOTAL CURRENT ASSETS		$ 1,764.00
	TOTAL ASSETS		$ 95,322.11

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3310	Prepaid Member Fees	$ 6,081.00	
	SUBTOTAL CURRENT LIABILITIES		$ 6,081.00
RESERVES			
5010	Reserve Roof	$ 8,503.43	
5015	Reserve Painting	16,317.46	
5020	Reserve Paving	51,062.54	
5030	Reserve interest	1,553.41	
	RESERVES		$ 77,436.84
EQUITY:			
5510	Retained Earnings	$ 11,006.75	
	Current Year Net Income/(Loss)	797.52	
	SUBTOTAL EQUITY		$ 11,804.27
	TOTAL LIABILITIES & EQUITY		$ 95,322.11

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 10/01/18 to 10/31/18

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:								
14,654.00	14,695.99	(41.99)	06110	Maintenance Income	147,174.00	146,959.90	214.10	176,351.89
.00	.00	.00	06130	Assessment Income	(369.00)	.00	(369.00)	.00
50.00	.00	50.00	06170	Owner Late Fees	600.00	.00	600.00	.00
.00	.00	.00	06180	NSF Fees Income	10.00	.00	10.00	.00
(5.00)	.00	(5.00)	06190	Admin/Collection Fees Reimb.	133.00	.00	133.00	.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
.38	.00	.38	06900	Interest	2.49	.00	2.49	.00
14,699.38	14,695.99	3.39		SUBTOTAL INCOME	147,806.49	146,959.90	846.59	176,351.89
				EXPENSES				
UTILITIES								
1,271.64	1,416.67	145.03	07010	Refuse	12,716.40	14,166.70	1,450.30	17,000.00
94.78	133.33	38.55	07050	Electricity	990.61	1,333.30	342.69	1,600.00
3,537.35	3,500.00	(37.35)	07060	Water / Sewer	42,734.80	35,000.00	(7,734.80)	42,000.00
84.80	100.00	15.20	07150	Security	508.80	1,000.00	491.20	1,200.00
4,988.57	5,150.00	161.43		UTILITIES	56,950.61	51,500.00	(5,450.61)	61,800.00
BUILDING MAINTENANCE								
862.91	1,333.33	470.42	07210	Repair & Maintenance	7,055.43	13,333.30	6,277.87	16,000.00
470.00	416.67	(53.33)	07220	Janitorial	3,710.00	4,166.70	456.70	5,000.00
4,615.00	41.67	(4,573.33)	07230	Exterminating	5,590.00	416.70	(5,173.30)	500.00
.00	39.17	39.17	07240	Fire Equipment Maint & Repai	593.31	391.70	(201.61)	470.00
600.00	125.00	(475.00)	07320	Plumbing Repairs	705.00	1,250.00	545.00	1,500.00
6,547.91	1,955.84	(4,592.07)		BUILDING MAINTENANCE	17,653.74	19,558.40	1,904.66	23,470.00
GROUND MAINTENANCE								
464.00	416.67	(47.33)	08010	Lawn Maintenance	5,134.00	4,166.70	(967.30)	5,000.00
.00	83.33	83.33	08020	Irrigation	2,082.70	833.30	(1,249.40)	1,000.00
.00	250.00	250.00	08050	Landscape Extras	5,520.00	2,500.00	(3,020.00)	3,000.00
464.00	750.00	286.00		GROUND MAINTENANCE	12,736.70	7,500.00	(5,236.70)	9,000.00
MANAGEMENT								
586.25	586.25	.00	09000	Management Fees	5,862.50	5,862.50	.00	7,035.00
586.25	586.25	.00		MANAGEMENT	5,862.50	5,862.50	.00	7,035.00
ADMINISTRATIVE & OFFICE								

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 10/01/18 to 10/31/18

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
28.12	83.33	55.21	09110	Office Expense	1,676.52	833.30	(843.22)	1,000.00
.00	45.83	45.83	09120	CPA	600.00	458.30	(141.70)	550.00
.00	83.33	83.33	09125	Legal	550.00	833.30	283.30	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	9,116.70	912.63	10,940.00
.00	15.00	15.00	09140	Fees/Permits	476.84	150.00	(326.84)	180.00
2,073.39	2,833.33	759.94	09150	General Insurance	19,423.89	28,333.30	8,909.41	34,000.00
2,101.51	3,972.49	1,870.98		ADMINISTRATIVE & OFFICE	30,991.32	39,724.90	8,733.58	47,670.00
14,688.24	12,414.58	(2,273.66)		TOTAL EXPENSES	124,194.87	124,145.80	(49.07)	148,975.00
RESERVES								
2,281.41	2,281.41	.00	09200	Reserve Transfer	22,814.10	22,814.10	.00	27,376.89
2,281.41	2,281.41	.00		TOTAL RESERVES	22,814.10	22,814.10	.00	27,376.89
(2,270.27)	.00	(2,270.27)		Current Year Net Income/(los	797.52	.00	797.52	.00