

FINANCIAL STATEMENT

PREPARED FOR THE BOARD OF DIRECTORS

**FOR THE PERIOD ENDING
SEPTEMBER 2018**



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

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet
As of 09/30/18

ASSETS

CASH:

1010	Popular Bank Oper	\$ 16,406.64	
1020	Popular Bank Reserve	75,128.90	
	SUBTOTAL CASH		\$ 91,535.54

CURRENT ASSETS:

1110	A/R Maintenance	\$ 1,651.00	
1130	A/R Assessment	500.00	
1170	A/R Late Charges	100.00	
1195	Attorney Fees Receivable	90.00	
1210	Utility Deposits	80.00	
	TOTAL CURRENT ASSETS		\$ 2,421.00
	TOTAL ASSETS		\$ 93,956.54

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Member Fees	\$ 4,754.00	
	SUBTOTAL CURRENT LIABILITIES		\$ 4,754.00

RESERVES

5010	Reserve Roof	\$ 7,783.52	
5015	Reserve Painting	16,043.79	
5020	Reserve Paving	49,774.71	
5030	Reserve interest	1,525.98	
	RESERVES		\$ 75,128.00

EQUITY:

5510	Retained Earnings	\$ 11,006.75	
	Current Year Net Income/(Loss)	3,067.79	
	SUBTOTAL EQUITY		\$ 14,074.54
	TOTAL LIABILITIES & EQUITY		\$ 93,956.54

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Current Period			Year-To-Date			Yearly		
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:								
14,693.00	14,695.99	(2.99)	06110	Maintenance Income	132,520.00	132,263.91	256.09	176,351.89
.00	.00	.00	06130	Assessment Income	(369.00)	.00	(369.00)	.00
25.00	.00	25.00	06170	Owner Late Fees	550.00	.00	550.00	.00
.00	.00	.00	06180	NSF Fees Income	10.00	.00	10.00	.00
(23.00)	.00	(23.00)	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
.35	.00	.35	06900	Interest	2.11	.00	2.11	.00
14,695.35	14,695.99	(.64)		SUBTOTAL INCOME	133,107.11	132,263.91	843.20	176,351.89
EXPENSES								
UTILITIES								
1,271.64	1,416.67	145.03	07010	Refuse	11,444.76	12,750.03	1,305.27	17,000.00
100.83	133.33	32.50	07050	Electricity	895.83	1,199.97	304.14	1,600.00
2,705.37	3,500.00	794.63	07060	Water / Sewer	39,197.45	31,500.00	(7,697.45)	42,000.00
169.60	100.00	(69.60)	07150	Security	424.00	900.00	476.00	1,200.00
4,247.44	5,150.00	902.56		UTILITIES	51,962.04	46,350.00	(5,612.04)	61,800.00
BUILDING MAINTENANCE								
304.97	1,333.33	1,028.36	07210	Repair & Maintenance	6,192.52	11,999.97	5,807.45	16,000.00
320.00	416.67	96.67	07220	Janitorial	3,240.00	3,750.03	510.03	5,000.00
975.00	41.67	(933.33)	07230	Exterminating	975.00	375.03	(599.97)	500.00
.00	39.17	39.17	07240	Fire Equipment Maint & Repai	593.31	352.53	(240.78)	470.00
.00	125.00	125.00	07320	Plumbing Repairs	105.00	1,125.00	1,020.00	1,500.00
1,599.97	1,955.84	355.87		BUILDING MAINTENANCE	11,105.83	17,602.56	6,496.73	23,470.00
GROUND MAINTENANCE								
580.00	416.67	(163.33)	08010	Lawn Maintenance	4,670.00	3,750.03	(919.97)	5,000.00
.00	83.33	83.33	08020	Irrigation	2,082.70	749.97	(1,332.73)	1,000.00
3,260.00	250.00	(3,010.00)	08050	Landscape Extras	5,520.00	2,250.00	(3,270.00)	3,000.00
3,840.00	750.00	(3,090.00)		GROUND MAINTENANCE	12,272.70	6,750.00	(5,522.70)	9,000.00
MANAGEMENT								
586.25	586.25	.00	09000	Management Fees	5,276.25	5,276.25	.00	7,035.00
586.25	586.25	.00		MANAGEMENT	5,276.25	5,276.25	.00	7,035.00

ADMINISTRATIVE & OFFICE

VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 09/01/18 to 09/30/18

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Current Period			Account	Description	Year-To-Date			Yearly Budget
Actual	Budget	Variance			Actual	Budget	Variance	
14.71	83.33	68.62	09110	Office Expense	1,648.40	749.97	(898.43)	1,000.00
.00	45.83	45.83	09120	CPA	600.00	412.47	(187.53)	550.00
.00	83.33	83.33	09125	Legal	550.00	749.97	199.97	1,000.00
.00	.00	.00	09130	Bank Charges	60.00	.00	(60.00)	.00
(5,469.44)	911.67	6,381.11	09134	Loan Payment	8,204.07	8,205.03	.96	10,940.00
.00	15.00	15.00	09140	Fees/Permits	476.84	135.00	(341.84)	180.00
2,073.39	2,833.33	759.94	09150	General Insurance	17,350.50	25,499.97	8,149.47	34,000.00
(3,381.34)	3,972.49	7,353.83		ADMINISTRATIVE & OFFICE	28,889.81	35,752.41	6,862.60	47,670.00
6,892.32	12,414.58	5,522.26		TOTAL EXPENSES	109,506.63	111,731.22	2,224.59	148,975.00
RESERVES								
2,281.41	2,281.41	.00	09200	Reserve Transfer	20,532.69	20,532.69	.00	27,376.89
2,281.41	2,281.41	.00		TOTAL RESERVES	20,532.69	20,532.69	.00	27,376.89
5,521.62	.00	5,521.62		Current Year Net Income/(los)	3,067.79	.00	3,067.79	.00
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