

VICTORIA SQUARE

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

April 2019



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

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet
As of 04/30/19**ASSETS****CASH:**

1010	Popular Bank Oper	\$	31,289.01	
1020	Popular Bank Reserve		91,292.57	
	SUBTOTAL CASH			\$ 122,581.58

CURRENT ASSETS:

1110	A/R Maintenance	\$	1,053.00	
1170	A/R Late Charges		75.00	
1180	NSF Fees Receivable		10.00	
1195	Attorney Fees Receivable		48.00	
1210	Utility Deposits		80.00	
	TOTAL CURRENT ASSETS			\$ 1,266.00
	TOTAL ASSETS			\$ 123,847.58
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LIABILITIES & EQUITY**CURRENT LIABILITIES:**

3310	Prepaid Member Fees	\$	4,219.00	
	SUBTOTAL CURRENT LIABILITIES			\$ 4,219.00

RESERVES

5010	Reserve Roof	\$	12,822.89	
5015	Reserve Painting		17,959.48	
5020	Reserve Paving		58,789.52	
5030	Reserve interest		1,719.78	
	RESERVES			\$ 91,291.67

EQUITY:

5510	Retained Earnings	\$	16,354.37	
	Current Year Net Income/(Loss)		11,982.54	
	SUBTOTAL EQUITY			\$ 28,336.91
	TOTAL LIABILITIES & EQUITY			\$ 123,847.58
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VICTORIA SQUARE CONDOMINIUM,

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INCOME AND EXPENSE STATEMENT

Period: 04/01/19 to 04/30/19

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:								
15,004.00	15,010.16	(6.16)	06110	Maintenance Income	60,016.00	60,040.64	(24.64)	180,121.89
25.00	.00	25.00	06170	Owner Late Fees	125.00	.00	125.00	.00
10.00	.00	10.00	06180	NSF Fees Income	10.00	.00	10.00	.00
23.00	.00	23.00	06190	Admin/Collection Fees Reimb.	88.00	.00	88.00	.00
.55	.00	.55	06900	Interest	1.83	.00	1.83	.00
15,062.55	15,010.16	52.39		SUBTOTAL INCOME	60,240.83	60,040.64	200.19	180,121.89
EXPENSES								
UTILITIES								
1,301.18	1,416.67	115.49	07010	Refuse	5,854.72	5,666.68	(188.04)	17,000.00
97.99	133.33	35.34	07050	Electricity	417.19	533.32	116.13	1,600.00
3,994.62	5,000.00	1,005.38	07060	Water / Sewer	15,620.69	20,000.00	4,379.31	60,000.00
74.26	416.67	342.41	07150	Security	297.04	1,666.68	1,369.64	5,000.00
5,468.05	6,966.67	1,498.62		UTILITIES	22,189.64	27,866.68	5,677.04	83,600.00
BUILDING MAINTENANCE								
.00	1,000.00	1,000.00	07210	Repair & Maintenance	1,422.78	4,000.00	2,577.22	12,000.00
370.00	416.67	46.67	07220	Janitorial	1,380.00	1,666.68	286.68	5,000.00
.00	41.67	41.67	07230	Exterminating	270.00	166.68	(103.32)	500.00
.00	42.42	42.42	07240	Fire Equipment Maint & Repai	1,285.00	169.68	(1,115.32)	509.00
.00	125.00	125.00	07320	Plumbing Repairs	.00	500.00	500.00	1,500.00
370.00	1,625.76	1,255.76		BUILDING MAINTENANCE	4,357.78	6,503.04	2,145.26	19,509.00
GROUND MAINTENANCE								
330.00	541.67	211.67	08010	Lawn Maintenance	4,261.00	2,166.68	(2,094.32)	6,500.00
.00	83.33	83.33	08020	Irrigation	774.80	333.32	(441.48)	1,000.00
.00	500.00	500.00	08050	Landscape Extras	190.00	2,000.00	1,810.00	6,000.00
330.00	1,125.00	795.00		GROUND MAINTENANCE	5,225.80	4,500.00	(725.80)	13,500.00
MANAGEMENT								
603.83	603.83	.00	09000	Management Fees	2,415.32	2,415.32	.00	7,246.00
603.83	603.83	.00		MANAGEMENT	2,415.32	2,415.32	.00	7,246.00
ADMINISTRATIVE & OFFICE								
13.68	175.00	161.32	09110	Office Expense	560.08	700.00	139.92	2,100.00
.00	45.83	45.83	09120	CPA	.00	183.32	183.32	550.00
.00	83.33	83.33	09125	Legal	.00	333.32	333.32	1,000.00

VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 04/01/19 to 04/30/19

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Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
.00	20.00	20.00	09140	Fees/Permits	237.25	80.00	(157.25)	240.00
.00	2,083.33	2,083.33	09150	General Insurance	4,146.78	8,333.32	4,186.54	25,000.00
13.68	2,407.49	2,393.81		ADMINISTRATIVE & OFFICE	4,944.11	9,629.96	4,685.85	28,890.00
6,785.56	12,728.75	5,943.19		TOTAL EXPENSES	39,132.65	50,915.00	11,782.35	152,745.00
RESERVES								
2,281.41	2,281.41	.00	09200	Reserve Transfer	9,125.64	9,125.64	.00	27,376.89
2,281.41	2,281.41	.00		TOTAL RESERVES	9,125.64	9,125.64	.00	27,376.89
5,995.58	.00	5,995.58		Current Year Net Income/(los)	11,982.54	.00	11,982.54	.00
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