

VICTORIA SQUARE

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

February 2019



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

VICTORIA SQUARE CONDOMINIUM,

Page: 1

Balance Sheet
As of 02/28/19**ASSETS****CASH:**

1010	Popular Bank Oper	\$	23,454.96	
1020	Popular Bank Reserve		86,670.56	
SUBTOTAL CASH				\$ 110,125.52

CURRENT ASSETS:

1110	A/R Maintenance	\$	376.00	
1195	Attorney Fees Receivable		35.00	
1210	Utility Deposits		80.00	
TOTAL CURRENT ASSETS				\$ 491.00
TOTAL ASSETS				\$ 110,616.52

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LIABILITIES & EQUITY**CURRENT LIABILITIES:**

3010	Accounts Payable	\$	2,660.26	
3310	Prepaid Member Fees		4,056.00	
SUBTOTAL CURRENT LIABILITIES				\$ 6,716.26

RESERVES

5010	Reserve Roof	\$	11,383.07	
5015	Reserve Painting		17,412.14	
5020	Reserve Paving		56,213.86	
5030	Reserve interest		1,660.59	
RESERVES				\$ 86,669.66

EQUITY:

5510	Retained Earnings	\$	16,354.37	
	Current Year Net Income/(Loss)		876.23	
SUBTOTAL EQUITY				\$ 17,230.60

TOTAL LIABILITIES & EQUITY				\$ 110,616.52
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VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 02/01/19 to 02/28/19

Page: 1

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
15,004.00	15,010.16	(6.16)	06110	Maintenance Income	30,008.00	30,020.32	(12.32)	180,121.89
25.00	.00	25.00	06170	Owner Late Fees	25.00	.00	25.00	.00
45.00	.00	45.00	06190	Admin/Collection Fees Reimb.	45.00	.00	45.00	.00
.40	.00	.40	06900	Interest	.85	.00	.85	.00
15,074.40	15,010.16	64.24		SUBTOTAL INCOME	30,078.85	30,020.32	58.53	180,121.89
EXPENSES								
UTILITIES								
1,451.18	1,416.67	(34.51)	07010	Refuse	2,752.36	2,833.34	80.98	17,000.00
112.96	133.33	20.37	07050	Electricity	218.34	266.66	48.32	1,600.00
4,275.75	5,000.00	724.25	07060	Water / Sewer	7,887.02	10,000.00	2,112.98	60,000.00
74.26	416.67	342.41	07150	Security	74.26	833.34	759.08	5,000.00
5,914.15	6,966.67	1,052.52		UTILITIES	10,931.98	13,933.34	3,001.36	83,600.00
BUILDING MAINTENANCE								
998.52	1,000.00	1.48	07210	Repair & Maintenance	1,072.78	2,000.00	927.22	12,000.00
320.00	416.67	96.67	07220	Janitorial	640.00	833.34	193.34	5,000.00
.00	41.67	41.67	07230	Exterminating	.00	83.34	83.34	500.00
.00	42.42	42.42	07240	Fire Equipment Maint & Repai	1,285.00	84.84	(1,200.16)	509.00
.00	125.00	125.00	07320	Plumbing Repairs	.00	250.00	250.00	1,500.00
1,318.52	1,625.76	307.24		BUILDING MAINTENANCE	2,997.78	3,251.52	253.74	19,509.00
GROUND MAINTENANCE								
1,546.00	541.67	(1,004.33)	08010	Lawn Maintenance	3,931.00	1,083.34	(2,847.66)	6,500.00
350.00	83.33	(266.67)	08020	Irrigation	625.00	166.66	(458.34)	1,000.00
190.00	500.00	310.00	08050	Landscape Extras	190.00	1,000.00	810.00	6,000.00
2,086.00	1,125.00	(961.00)		GROUND MAINTENANCE	4,746.00	2,250.00	(2,496.00)	13,500.00
MANAGEMENT								
603.83	603.83	.00	09000	Management Fees	1,207.66	1,207.66	.00	7,246.00
603.83	603.83	.00		MANAGEMENT	1,207.66	1,207.66	.00	7,246.00
ADMINISTRATIVE & OFFICE								
370.42	175.00	(195.42)	09110	Office Expense	433.60	350.00	(83.60)	2,100.00
.00	45.83	45.83	09120	CPA	.00	91.66	91.66	550.00
.00	83.33	83.33	09125	Legal	.00	166.66	166.66	1,000.00
.00	20.00	20.00	09140	Fees/Permits	176.00	40.00	(136.00)	240.00

VICTORIA SQUARE CONDOMINIUM,

Page: 2

INCOME AND EXPENSE STATEMENT

Period: 02/01/19 to 02/28/19

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
2,073.39	2,083.33	9.94	09150	General Insurance	4,146.78	4,166.66	19.88	25,000.00
2,443.81	2,407.49	(36.32)		ADMINISTRATIVE & OFFICE	4,756.38	4,814.98	58.60	28,890.00
12,366.31	12,728.75	362.44		TOTAL EXPENSES	24,639.80	25,457.50	817.70	152,745.00
RESERVES								
2,281.41	2,281.41	.00	09200	Reserve Transfer	4,562.82	4,562.82	.00	27,376.89
2,281.41	2,281.41	.00		TOTAL RESERVES	4,562.82	4,562.82	.00	27,376.89
426.68	.00	426.68		Current Year Net Income/(los)	876.23	.00	876.23	.00
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