

VICTORIA SQUARE

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

January 2019



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

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet
As of 01/31/19**ASSETS****CASH:**

1010	Popular Bank Oper	\$	21,105.02	
1020	Popular Bank Reserve		84,363.08	
SUBTOTAL CASH				\$ 105,468.10

CURRENT ASSETS:

1110	A/R Maintenance	\$	308.00	
1210	Utility Deposits		80.00	
TOTAL CURRENT ASSETS				\$ 388.00
TOTAL ASSETS				\$ 105,856.10

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LIABILITIES & EQUITY**CURRENT LIABILITIES:**

3310	Prepaid Member Fees	\$	4,690.00	
SUBTOTAL CURRENT LIABILITIES				\$ 4,690.00

RESERVES

5010	Reserve Roof	\$	10,663.16	
5015	Reserve Painting		17,138.47	
5020	Reserve Paving		54,926.03	
5030	Reserve interest		1,634.52	
RESERVES				\$ 84,362.18

EQUITY:

5510	Retained Earnings	\$	16,354.37	
	Current Year Net Income/(Loss)		449.55	
SUBTOTAL EQUITY				\$ 16,803.92
TOTAL LIABILITIES & EQUITY				\$ 105,856.10

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INCOME AND EXPENSE STATEMENT

Period: 01/01/19 to 01/31/19

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	15,004.00	15,010.16	(6.16)	180,121.89
.45	.00	.45	06900	Interest	.45	.00	.45	.00
15,004.45	15,010.16	(5.71)		SUBTOTAL INCOME	15,004.45	15,010.16	(5.71)	180,121.89
EXPENSES								
UTILITIES								
1,301.18	1,416.67	115.49	07010	Refuse	1,301.18	1,416.67	115.49	17,000.00
105.38	133.33	27.95	07050	Electricity	105.38	133.33	27.95	1,600.00
3,611.27	5,000.00	1,388.73	07060	Water / Sewer	3,611.27	5,000.00	1,388.73	60,000.00
.00	416.67	416.67	07150	Security	.00	416.67	416.67	5,000.00
5,017.83	6,966.67	1,948.84		UTILITIES	5,017.83	6,966.67	1,948.84	83,600.00
BUILDING MAINTENANCE								
74.26	1,000.00	925.74	07210	Repair & Maintenance	74.26	1,000.00	925.74	12,000.00
320.00	416.67	96.67	07220	Janitorial	320.00	416.67	96.67	5,000.00
.00	41.67	41.67	07230	Exterminating	.00	41.67	41.67	500.00
1,285.00	42.42	(1,242.58)	07240	Fire Equipment Maint & Repai	1,285.00	42.42	(1,242.58)	509.00
.00	125.00	125.00	07320	Plumbing Repairs	.00	125.00	125.00	1,500.00
1,679.26	1,625.76	(53.50)		BUILDING MAINTENANCE	1,679.26	1,625.76	(53.50)	19,509.00
GROUND MAINTENANCE								
2,385.00	541.67	(1,843.33)	08010	Lawn Maintenance	2,385.00	541.67	(1,843.33)	6,500.00
275.00	83.33	(191.67)	08020	Irrigation	275.00	83.33	(191.67)	1,000.00
.00	500.00	500.00	08050	Landscape Extras	.00	500.00	500.00	6,000.00
2,660.00	1,125.00	(1,535.00)		GROUND MAINTENANCE	2,660.00	1,125.00	(1,535.00)	13,500.00
MANAGEMENT								
603.83	603.83	.00	09000	Management Fees	603.83	603.83	.00	7,246.00
603.83	603.83	.00		MANAGEMENT	603.83	603.83	.00	7,246.00
ADMINISTRATIVE & OFFICE								
63.18	175.00	111.82	09110	Office Expense	63.18	175.00	111.82	2,100.00
.00	45.83	45.83	09120	CPA	.00	45.83	45.83	550.00
.00	83.33	83.33	09125	Legal	.00	83.33	83.33	1,000.00
176.00	20.00	(156.00)	09140	Fees/Permits	176.00	20.00	(156.00)	240.00
2,073.39	2,083.33	9.94	09150	General Insurance	2,073.39	2,083.33	9.94	25,000.00

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INCOME AND EXPENSE STATEMENT

Period: 01/01/19 to 01/31/19

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
2,312.57	2,407.49	94.92		ADMINISTRATIVE & OFFICE	2,312.57	2,407.49	94.92	28,890.00
12,273.49	12,728.75	455.26		TOTAL EXPENSES	12,273.49	12,728.75	455.26	152,745.00
RESERVES								
2,281.41	2,281.41	.00	09200	Reserve Transfer	2,281.41	2,281.41	.00	27,376.89
2,281.41	2,281.41	.00		TOTAL RESERVES	2,281.41	2,281.41	.00	27,376.89
449.55	.00	449.55		Current Year Net Income/(los)	449.55	.00	449.55	.00
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