

VICTORIA SQUARE

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

June 2019



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

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet
As of 06/30/19

ASSETS

CASH:

1010	Popular Bank Oper	\$	32,560.24	
1020	Popular Bank Reserve		95,915.53	
SUBTOTAL CASH				\$ 128,475.77

CURRENT ASSETS:

1110	A/R Maintenance	\$	1,436.00	
1170	A/R Late Charges		100.00	
1195	Attorney Fees Receivable		33.00	
1210	Utility Deposits		80.00	
TOTAL CURRENT ASSETS				\$ 1,649.00
TOTAL ASSETS				\$ 130,124.77
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3025	Accrued Expenses	\$	625.00	
3310	Prepaid Member Fees		3,506.00	
SUBTOTAL CURRENT LIABILITIES				\$ 4,131.00

RESERVES

5010	Reserve Roof	\$	14,262.71	
5015	Reserve Painting		18,506.82	
5020	Reserve Paving		61,365.18	
5030	Reserve Interest		1,779.92	
RESERVES				\$ 95,914.63

EQUITY:

5510	Retained Earnings	\$	19,941.72	
	Current Year Net Income/(Loss)		10,137.42	
SUBTOTAL EQUITY				\$ 30,079.14
TOTAL LIABILITIES & EQUITY				\$ 130,124.77
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VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 06/01/19 to 06/30/19

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Current Period					Year-To-Date				Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget	
INCOME:									
14,999.00	15,010.16	(11.16)	06110	Maintenance Income	90,019.00	90,060.96	(41.96)	180,121.89	
50.00	.00	50.00	06170	Owner Late Fees	200.00	.00	200.00	.00	
.00	.00	.00	06180	NSF Fees Income	10.00	.00	10.00	.00	
5.00	.00	5.00	06190	Admin/Collection Fees Reimb.	93.00	.00	93.00	.00	
.60	.00	.60	06900	Interest	3.08	.00	3.08	.00	
15,054.60	15,010.16	44.44		SUBTOTAL INCOME	90,325.08	90,060.96	264.12	180,121.89	
EXPENSES									
UTILITIES									
1,406.18	1,416.67	10.49	07010	Refuse	8,562.08	8,500.02	(62.06)	17,000.00	
83.01	133.33	50.32	07050	Electricity	598.15	799.98	201.83	1,600.00	
4,729.41	5,000.00	270.59	07060	Water / Sewer	24,268.05	30,000.00	5,731.95	60,000.00	
148.52	416.67	268.15	07150	Security	668.34	2,500.02	1,831.68	5,000.00	
6,367.12	6,966.67	599.55		UTILITIES	34,096.62	41,800.02	7,703.40	83,600.00	
BUILDING MAINTENANCE									
161.57	1,000.00	838.43	07210	Repair & Maintenance	1,734.35	6,000.00	4,265.65	12,000.00	
740.00	416.67	(323.33)	07220	Janitorial	2,490.00	2,500.02	10.02	5,000.00	
.00	41.67	41.67	07230	Exterminating	270.00	250.02	(19.98)	500.00	
409.81	42.42	(367.39)	07240	Fire Equipment Maint & Repai	1,694.81	254.52	(1,440.29)	509.00	
.00	125.00	125.00	07320	Plumbing Repairs	.00	750.00	750.00	1,500.00	
1,311.38	1,625.76	314.38		BUILDING MAINTENANCE	6,189.16	9,754.56	3,565.40	19,509.00	
GROUND MAINTENANCE									
435.00	541.67	106.67	08010	Lawn Maintenance	4,696.00	3,250.02	(1,445.98)	6,500.00	
1,207.50	83.33	(1,124.17)	08020	Irrigation	1,982.30	499.98	(1,482.32)	1,000.00	
540.00	500.00	(40.00)	08050	Landscape Extras	730.00	3,000.00	2,270.00	6,000.00	
2,182.50	1,125.00	(1,057.50)		GROUND MAINTENANCE	7,408.30	6,750.00	(658.30)	13,500.00	
MANAGEMENT									
603.83	603.83	.00	09000	Management Fees	3,622.98	3,622.98	.00	7,246.00	
603.83	603.83	.00		MANAGEMENT	3,622.98	3,622.98	.00	7,246.00	
ADMINISTRATIVE & OFFICE									
19.73	175.00	155.27	09110	Office Expense	585.34	1,050.00	464.66	2,100.00	
.00	45.83	45.83	09120	CPA	625.00	274.98	(350.02)	550.00	
.00	83.33	83.33	09125	Legal	.00	499.98	499.98	1,000.00	

VICTORIA SQUARE CONDOMINIUM,

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INCOME AND EXPENSE STATEMENT

Period: 06/01/19 to 06/30/19

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	120.00	(117.25)	240.00
1,908.71	2,083.33	174.62	09150	General Insurance	13,734.55	12,499.98	(1,234.57)	25,000.00
1,928.44	2,407.49	479.05		ADMINISTRATIVE & OFFICE	15,182.14	14,444.94	(737.20)	28,890.00
12,393.27	12,728.75	335.48		TOTAL EXPENSES	66,499.20	76,372.50	9,873.30	152,745.00
RESERVES								
2,281.41	2,281.41	.00	09200	Reserve Transfer	13,688.46	13,688.46	.00	27,376.89
2,281.41	2,281.41	.00		TOTAL RESERVES	13,688.46	13,688.46	.00	27,376.89
379.92	.00	379.92		Current Year Net Income/(los)	10,137.42	.00	10,137.42	.00
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