

VICTORIA SQUARE

FINANCIAL STATEMENTS

PREPARED FOR THE BOARD OF DIRECTORS

March 2019



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

VICTORIA SQUARE CONDOMINIUM,

Page: 1

Balance Sheet
As of 03/31/19

ASSETS

CASH:

1010	Popular Bank Oper	\$ 23,751.43	
1020	Popular Bank Reserve	88,979.73	
	SUBTOTAL CASH		\$ 112,731.16

CURRENT ASSETS:

1110	A/R Maintenance	\$ 1,437.00	
1170	A/R Late Charges	75.00	
1195	Attorney Fees Receivable	55.00	
1210	Utility Deposits	80.00	
	TOTAL CURRENT ASSETS		\$ 1,647.00

TOTAL ASSETS	\$ 114,378.16	
--------------	---------------	--

=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Member Fees	\$ 3,058.00	
	SUBTOTAL CURRENT LIABILITIES		\$ 3,058.00

RESERVES

5010	Reserve Roof	\$ 12,102.98	
5015	Reserve Painting	17,685.81	
5020	Reserve Paving	57,501.69	
5030	Reserve interest	1,688.35	
	RESERVES		\$ 88,978.83

EQUITY:

5510	Retained Earnings	\$ 16,354.37	
	Current Year Net Income/(Loss)	5,986.96	
	SUBTOTAL EQUITY		\$ 22,341.33

TOTAL LIABILITIES & EQUITY	\$ 114,378.16	
----------------------------	---------------	--

=====

VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 03/01/19 to 03/31/19

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	45,012.00	45,030.48	(18.48)	180,121.89
75.00	.00	75.00	06170	Owner Late Fees	100.00	.00	100.00	.00
20.00	.00	20.00	06190	Admin/Collection Fees Reimb.	65.00	.00	65.00	.00
.43	.00	.43	06900	Interest	1.28	.00	1.28	.00
15,099.43	15,010.16	89.27		SUBTOTAL INCOME	45,178.28	45,030.48	147.80	180,121.89
EXPENSES								
UTILITIES								
1,801.18	1,416.67	(384.51)	07010	Refuse	4,553.54	4,250.01	(303.53)	17,000.00
100.86	133.33	32.47	07050	Electricity	319.20	399.99	80.79	1,600.00
3,739.05	5,000.00	1,260.95	07060	Water / Sewer	11,626.07	15,000.00	3,373.93	60,000.00
148.52	416.67	268.15	07150	Security	222.78	1,250.01	1,027.23	5,000.00
5,789.61	6,966.67	1,177.06		UTILITIES	16,721.59	20,900.01	4,178.42	83,600.00
BUILDING MAINTENANCE								
350.00	1,000.00	650.00	07210	Repair & Maintenance	1,422.78	3,000.00	1,577.22	12,000.00
370.00	416.67	46.67	07220	Janitorial	1,010.00	1,250.01	240.01	5,000.00
270.00	41.67	(228.33)	07230	Exterminating	270.00	125.01	(144.99)	500.00
.00	42.42	42.42	07240	Fire Equipment Maint & Repai	1,285.00	127.26	(1,157.74)	509.00
.00	125.00	125.00	07320	Plumbing Repairs	.00	375.00	375.00	1,500.00
990.00	1,625.76	635.76		BUILDING MAINTENANCE	3,987.78	4,877.28	889.50	19,509.00
GROUND MAINTENANCE								
.00	541.67	541.67	08010	Lawn Maintenance	3,931.00	1,625.01	(2,305.99)	6,500.00
149.80	83.33	(66.47)	08020	Irrigation	774.80	249.99	(524.81)	1,000.00
.00	500.00	500.00	08050	Landscape Extras	190.00	1,500.00	1,310.00	6,000.00
149.80	1,125.00	975.20		GROUND MAINTENANCE	4,895.80	3,375.00	(1,520.80)	13,500.00
MANAGEMENT								
603.83	603.83	.00	09000	Management Fees	1,811.49	1,811.49	.00	7,246.00
603.83	603.83	.00		MANAGEMENT	1,811.49	1,811.49	.00	7,246.00
ADMINISTRATIVE & OFFICE								
112.80	175.00	62.20	09110	Office Expense	546.40	525.00	(21.40)	2,100.00
.00	45.83	45.83	09120	CPA	.00	137.49	137.49	550.00
.00	83.33	83.33	09125	Legal	.00	249.99	249.99	1,000.00
61.25	20.00	(41.25)	09140	Fees/Permits	237.25	60.00	(177.25)	240.00

VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 03/01/19 to 03/31/19

Page: 2

Current Period			Account	Description	Year-To-Date			Yearly Budget
Actual	Budget	Variance			Actual	Budget	Variance	
.00	2,083.33	2,083.33	09150	General Insurance	4,146.78	6,249.99	2,103.21	25,000.00
174.05	2,407.49	2,233.44		ADMINISTRATIVE & OFFICE	4,930.43	7,222.47	2,292.04	28,890.00
7,707.29	12,728.75	5,021.46		TOTAL EXPENSES	32,347.09	38,186.25	5,839.16	152,745.00
RESERVES								
2,281.41	2,281.41	.00	09200	Reserve Transfer	6,844.23	6,844.23	.00	27,376.89
2,281.41	2,281.41	.00		TOTAL RESERVES	6,844.23	6,844.23	.00	27,376.89
5,110.73	.00	5,110.73		Current Year Net Income/(los)	5,986.96	.00	5,986.96	.00
=====	=====	=====			=====	=====	=====	=====