

Richmond Square Office Condo Council

Balance Sheet
As of 10/31/16

ASSETS

BANK ACCOUNTS

Table with 2 columns: Description and Amount. Rows include 1020 BB&T Checking (\$ 24,359.18), 1040 BB&T Savings (135,087.66), and Total Cash (\$ 159,446.84).

ACCOUNTS RECEIVABLE

Table with 2 columns: Description and Amount. Rows include 1205 Assessments Receivable, Ops (\$ 947.00) and Total Accounts Receivable (\$ 947.00).

OTHER CURRENT ASSETS

Table with 2 columns: Description and Amount. Rows include 1250 Prepaid Expenses (\$ 1,332.33) and Total Other Assets (\$ 1,332.33).

FIXED ASSETS

Table with 2 columns: Description and Amount. Row includes Total Fixed Assets (\$ .00).

Table with 2 columns: Description and Amount. Row includes TOTAL ASSETS (\$ 161,726.17).

LIABILITIES & EQUITY

CURRENT LIABILITIES

Table with 2 columns: Description and Amount. Rows include 1600 Prepaid Owner Assessments (\$ 3,276.85), 1900 Loan Payable (97,845.21), and Total Current Liabilities (\$ 101,122.06).

RESERVES

EQUITY

Table with 2 columns: Description and Amount. Rows include 2500 Retained Earnings (\$ 47,918.01) and Current Year Net Income/(Loss) (12,686.10).

Table with 2 columns: Description and Amount. Row includes Total Equity (\$ 60,604.11).

Table with 2 columns: Description and Amount. Row includes TOTAL LIABILITIES & EQUITY (\$ 161,726.17).

# Richmond Square Office Condo Council

Income/Expense Statement  
Period: 10/01/16 to 10/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
03020	Assessments, Operations	9,665.00	9,040.50	624.50	38,660.00	36,162.00	2,498.00	108,486.00
03080	Interest Income	28.60	.00	28.60	78.60	.00	78.60	.00
	Subtotal Income	9,693.60	9,040.50	653.10	38,738.60	36,162.00	2,576.60	108,486.00
EXPENSES								
ADMINISTRATIVE & GENERAL								
04010	Interest Expense	349.93	133.33	(216.60)	937.66	533.32	(404.34)	1,600.00
04025	Accounting & Audit Fees	.00	.00	.00	.00	2,150.00	2,150.00	2,150.00
04100	Dues & Subscriptions	.00	.00	.00	.00	.00	.00	15.00
04150	Insurance, Gen. Bus. & D&O	.00	1,525.00	1,525.00	3,719.40	6,100.00	2,380.60	18,300.00
04200	Legal Fees	.00	10.00	10.00	.00	40.00	40.00	120.00
04210	Loan Service	.00	1,000.00	1,000.00	.00	4,000.00	4,000.00	12,000.00
04225	Management Fees	631.25	625.00	(6.25)	2,525.00	2,500.00	(25.00)	7,500.00
04275	Office Supplies	1.30	1.00	(.30)	15.33	4.00	(11.33)	12.00
04300	Postage	3.72	5.00	1.28	6.98	20.00	13.02	60.00
	ADMINISTRATIVE & GENERAL	986.20	3,299.33	2,313.13	7,204.37	15,347.32	8,142.95	41,757.00
MAINTENANCE, BUILDINGS								
04540	Fire Alarm Systems, Monitorin	.00	91.67	91.67	345.60	366.68	21.08	1,100.00
04550	Fire Alarm Systems, Inspectio	.00	79.17	79.17	660.00	316.68	(343.32)	950.00
04560	Fire Alarm Systems, Telephone	233.28	229.17	(4.11)	699.21	916.68	217.47	2,750.00
04565	Fire Alarm Systems, Repairs	.00	250.00	250.00	115.00	1,000.00	885.00	3,000.00
04600	Maintenance, General	.00	250.00	250.00	.00	1,000.00	1,000.00	3,000.00
04625	Pest Control Services	437.00	166.67	(270.33)	437.00	666.68	229.68	2,000.00
04680	Roof, Downspouts & Gutters	.00	179.17	179.17	.00	716.68	716.68	2,150.00
04700	Roof, General	.00	29.17	29.17	3,470.86	116.68	(3,354.18)	350.00
04725	Lighting	.00	20.83	20.83	.00	83.32	83.32	250.00
	MAINTENANCE, BUILDINGS	670.28	1,295.85	625.57	5,727.67	5,183.40	(544.27)	15,550.00
MAINTENANCE, GROUNDS								
05530	Concrete, Sidewalks	.00	100.00	100.00	.00	400.00	400.00	1,200.00
05540	Grounds Maintenance, Contract	485.00	491.67	6.67	1,940.00	1,966.68	26.68	5,900.00
05550	Grounds Maintenance, Landscap	.00	75.00	75.00	485.00	300.00	(185.00)	900.00
05555	Grounds Maintenance, Trees	195.00	75.00	(120.00)	325.00	300.00	(25.00)	900.00
05560	Grounds Maintenance, Other	165.00	175.00	10.00	763.66	700.00	(63.66)	2,100.00
05565	Ice & Snow Removal	.00	.00	.00	.00	.00	.00	4,800.00
05570	Irrigation Systems	180.00	25.00	(155.00)	180.00	100.00	(80.00)	300.00
05585	Light Repairs, Building	.00	20.00	20.00	103.00	80.00	(23.00)	240.00
05590	Light Repairs, Parking Lot	.00	20.00	20.00	.00	80.00	80.00	240.00

# Richmond Square Office Condo Council

## Income/Expense Statement Period: 10/01/16 to 10/31/16

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
	MAINTENANCE, GROUNDS	1,025.00	981.67	(43.33)	3,796.66	3,926.68	130.02	16,580.00
UTILITIES								
06010	Electric	286.42	300.00	13.58	1,053.53	1,200.00	146.47	3,600.00
06040	Sewer	466.15	516.67	50.52	1,777.93	2,066.68	288.75	6,200.00
06060	Trash Removal	96.40	100.00	3.60	385.60	400.00	14.40	1,200.00
06065	Water	771.14	733.33	(37.81)	2,898.74	2,933.32	34.58	8,800.00
06070	Water Quality Mgmt. Fee	234.00	250.00	16.00	936.00	1,000.00	64.00	3,000.00
	UTILITIES	1,854.11	1,900.00	45.89	7,051.80	7,600.00	548.20	22,800.00
RESERVE EXPENSES								
07125	Reserves, Ext Painting	.00	.00	.00	.00	7,125.00	7,125.00	7,125.00
07200	Reserves, Pavement	.00	80,000.00	80,000.00	.00	80,000.00	80,000.00	80,000.00
07300	Reserves, Roofs	.00	.00	.00	2,272.00	.00	(2,272.00)	.00
	RESERVE EXPENSES	.00	80,000.00	80,000.00	2,272.00	87,125.00	84,853.00	87,125.00
	TOTAL EXPENSES	4,535.59	87,476.85	82,941.26	26,052.50	119,182.40	93,129.90	183,812.00
	Current Year Net Income/(loss)	5,158.01	(78,436.35)	83,594.36	12,686.10	(83,020.40)	95,706.50	(75,326.00)
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