

Richmond Square Office Townhouse Condominiums Council of Co-Owners, Inc.
Balance Sheet
6/30/2017

AssetsCash & Equivalents

01010 - BB&T Checking	\$23,291.66
01030 - BB&T Savings	\$20,810.29

<u>Cash & Equivalents Total</u>	\$44,101.95
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Other

01205 - Assessments Receivable, Ops	\$2,339.00
01240 - A/R Other	\$36.00
01250 - Prepaid Expenses	\$1,332.33

<u>Other Total</u>	\$3,707.33
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Assets Total

\$47,809.28

Liabilities and EquityOther

01600 - Prepaid Owner Assessments	\$2,046.80
01900 - Loan Payable	\$89,490.33

<u>Other Total</u>	\$91,537.13
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Members Equity

02500 - Retained Earnings	\$47,642.36
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<u>Members Equity Total</u>	\$47,642.36
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Retained Earnings

\$0.00

Net Income

(\$91,370.21)

Liabilities & Equity Total

\$47,809.28

Richmond Square Office Townhouse Condominiums Council of Co-Owners, Inc.
Budget Comparison Report
6/1/2017 - 6/30/2017

	6/1/2017 - 6/30/2017			7/1/2016 - 6/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
03020 - Assessments, Operations	\$9,665.00	\$9,673.37	(\$8.37)	\$115,980.00	\$116,080.00	(\$100.00)	\$116,080.00
03070 - Assessments, Repairs	\$0.00	\$7,000.00	(\$7,000.00)	\$75.00	\$7,000.00	(\$6,925.00)	\$7,000.00
03080 - Interest Income	\$4.28	\$4.00	\$0.28	\$249.23	\$48.00	\$201.23	\$48.00
03140 - Misc. Income	\$0.00	\$0.00	\$0.00	\$36.00	\$0.00	\$36.00	\$0.00
<u>Total Income</u>	\$9,669.28	\$16,677.37	(\$7,008.09)	\$116,340.23	\$123,128.00	(\$6,787.77)	\$123,128.00
Total Income	\$9,669.28	\$16,677.37	(\$7,008.09)	\$116,340.23	\$123,128.00	(\$6,787.77)	\$123,128.00
Expense							
<u>Administrative & General</u>							
04010 - Interest Expense	\$331.36	\$100.00	(\$231.36)	\$3,640.54	\$1,200.00	(\$2,440.54)	\$1,200.00
04025 - Accounting & Audit Fees	\$0.00	\$0.00	\$0.00	\$2,575.00	\$2,400.00	(\$175.00)	\$2,400.00
04075 - Bank Fees	\$0.00	\$0.00	\$0.00	\$36.00	\$0.00	(\$36.00)	\$0.00
04100 - Dues & Subscriptions	\$0.00	\$0.00	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00
04125 - Federal & State Taxes	\$0.00	\$0.00	\$0.00	\$12.00	\$0.00	(\$12.00)	\$0.00
04150 - Insurance, Business Liability	\$0.00	\$1,238.87	\$1,238.87	\$14,944.80	\$14,866.00	(\$78.80)	\$14,866.00
04200 - Legal Fees	\$0.00	\$0.00	\$0.00	\$92.00	\$0.00	(\$92.00)	\$0.00
04225 - Management Fees	\$631.25	\$625.00	(\$6.25)	\$7,575.00	\$7,500.00	(\$75.00)	\$7,500.00
04275 - Office Supplies	\$0.53	\$7.50	\$6.97	\$154.69	\$90.00	(\$64.69)	\$90.00
04300 - Postage	\$1.84	\$3.50	\$1.66	\$69.40	\$42.00	(\$27.40)	\$42.00
<u>Total Administrative & General</u>	\$964.98	\$1,974.87	\$1,009.89	\$29,114.43	\$26,113.00	(\$3,001.43)	\$26,113.00
<u>Maintenance, Buildings</u>							
04540 - Fire Alarm Systems, Monitoring	\$91.58	\$91.63	\$0.05	\$1,073.06	\$1,100.00	\$26.94	\$1,100.00
04550 - Fire Alarm Systems, Inspections	\$0.00	\$140.00	\$140.00	\$660.00	\$1,680.00	\$1,020.00	\$1,680.00
04560 - Fire Alarm Systems, Telephone	\$238.30	\$229.13	(\$9.17)	\$2,572.51	\$2,750.00	\$177.49	\$2,750.00
04565 - Fire Alarm Systems, Repairs	\$0.00	\$233.37	\$233.37	\$227.50	\$2,800.00	\$2,572.50	\$2,800.00
04600 - Repairs, General	\$0.00	\$300.00	\$300.00	\$232.78	\$3,600.00	\$3,367.22	\$3,600.00
04621 - Repairs, Masonry	\$0.00	\$0.00	\$0.00	\$1,275.00	\$0.00	(\$1,275.00)	\$0.00
04625 - Pest Control Services	\$0.00	\$116.63	\$116.63	\$1,778.00	\$1,400.00	(\$378.00)	\$1,400.00
04640 - Repairs, Plumbing	\$0.00	\$0.00	\$0.00	\$119.00	\$0.00	(\$119.00)	\$0.00
04680 - Roof, Downspouts & Gutters	\$0.00	\$50.00	\$50.00	\$811.75	\$600.00	(\$211.75)	\$600.00
04700 - Roof, General	\$0.00	\$25.00	\$25.00	\$3,470.86	\$300.00	(\$3,170.86)	\$300.00
04725 - Repairs, Interior Lighting	\$0.00	\$0.00	\$0.00	\$75.50	\$0.00	(\$75.50)	\$0.00
04730 - Repairs, Exterior Lighting	\$46.92	\$0.00	(\$46.92)	\$46.92	\$0.00	(\$46.92)	\$0.00
<u>Total Maintenance, Buildings</u>	\$376.80	\$1,185.76	\$808.96	\$12,342.88	\$14,230.00	\$1,887.12	\$14,230.00
<u>Maintenance, Grounds</u>							
05530 - Concrete, Sidewalks	\$0.00	\$50.00	\$50.00	\$0.00	\$600.00	\$600.00	\$600.00
05540 - Grounds Maintenance, Contract	\$0.00	\$500.00	\$500.00	\$5,335.00	\$6,000.00	\$665.00	\$6,000.00
05550 - Grounds Maintenance, Landscaping	\$0.00	\$250.00	\$250.00	\$485.00	\$3,000.00	\$2,515.00	\$3,000.00
05555 - Grounds Maintenance, Trees	\$0.00	\$100.00	\$100.00	\$2,939.00	\$1,200.00	(\$1,739.00)	\$1,200.00
05560 - Grounds Maintenance, Other	\$172.50	\$100.00	(\$72.50)	\$2,391.16	\$1,200.00	(\$1,191.16)	\$1,200.00
05565 - Ice & Snow Removal	\$0.00	\$0.00	\$0.00	\$2,096.00	\$5,400.00	\$3,304.00	\$5,400.00
05570 - Irrigation Systems	\$0.00	\$100.00	\$100.00	\$180.00	\$1,200.00	\$1,020.00	\$1,200.00
05585 - Light Repairs, Building	\$0.00	\$7.50	\$7.50	\$103.00	\$90.00	(\$13.00)	\$90.00
05590 - Light Repairs, Street Lights	\$0.00	\$10.00	\$10.00	\$0.00	\$120.00	\$120.00	\$120.00
<u>Total Maintenance, Grounds</u>	\$172.50	\$1,117.50	\$945.00	\$13,529.16	\$18,810.00	\$5,280.84	\$18,810.00

Reserves

7/19/2017

Richmond Square Office Townhouse Condominiums Council of Co-Owners, Inc.
Budget Comparison Report
6/1/2017 - 6/30/2017

	6/1/2017 - 6/30/2017			7/1/2016 - 6/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
07125 - Reserves, Ext. Painting	\$0.00	\$8,300.00	\$8,300.00	\$6,150.00	\$8,300.00	\$2,150.00	\$8,300.00
07130 - Reserves, Ext. Painting Repairs	\$0.00	\$7,300.00	\$7,300.00	\$7,669.00	\$7,300.00	(\$369.00)	\$7,300.00
07200 - Reserves, Pavement	\$0.00	\$0.00	\$0.00	\$114,448.00	\$80,000.00	(\$34,448.00)	\$80,000.00
07300 - Reserves, Roofs	\$0.00	\$0.00	\$0.00	\$2,272.00	\$0.00	(\$2,272.00)	\$0.00
Total Reserves	\$0.00	\$15,600.00	\$15,600.00	\$130,539.00	\$95,600.00	(\$34,939.00)	\$95,600.00
Utilities							
06010 - Electricity	\$506.86	\$300.00	(\$206.86)	\$3,366.93	\$3,600.00	\$233.07	\$3,600.00
06040 - Sewer	\$841.57	\$500.00	(\$341.57)	\$6,196.37	\$6,000.00	(\$196.37)	\$6,000.00
06060 - Trash Removal	\$96.40	\$133.37	\$36.97	\$1,156.80	\$1,600.00	\$443.20	\$1,600.00
06065 - Water	\$743.88	\$733.37	(\$10.51)	\$8,656.87	\$8,800.00	\$143.13	\$8,800.00
06070 - Water Quality Mgm Fee	\$468.00	\$250.00	(\$218.00)	\$2,808.00	\$3,000.00	\$192.00	\$3,000.00
Total Utilities	\$2,656.71	\$1,916.74	(\$739.97)	\$22,184.97	\$23,000.00	\$815.03	\$23,000.00
Total Expense	\$4,170.99	\$21,794.87	\$17,623.88	\$207,710.44	\$177,753.00	(\$29,957.44)	\$177,753.00
Operating Net Income	\$5,498.29	(\$5,117.50)	\$10,615.79	(\$91,370.21)	(\$54,625.00)	(\$36,745.21)	(\$54,625.00)
Net Income	\$5,498.29	(\$5,117.50)	\$10,615.79	(\$91,370.21)	(\$54,625.00)	(\$36,745.21)	(\$54,625.00)