

Richmond Square Office Townhouse Condominiums Council of Co-Owners, Inc.
Balance Sheet
7/31/2017

AssetsCash & Equivalents

01010 - BB&T Checking \$27,589.40

01030 - BB&T Savings \$20,814.71

Cash & Equivalents Total \$48,404.11Accounts Receivable

01205 - Assessments Receivable, Ops \$2,008.50

01240 - A/R Other \$36.00

Accounts Receivable Total \$2,044.50Other Current Assets

01250 - Prepaid Expenses \$1,332.33

Other Current Assets Total \$1,332.33*Assets Total*

\$51,780.94

Liabilities and EquityOther

01600 - Prepaid Owner Assessments \$3,059.80

01900 - Loan Payable \$88,425.05

Other Total \$91,484.85Members Equity

02500 - Retained Earnings \$47,642.36

Members Equity Total \$47,642.36Retained Earnings

(\$91,370.21)

Net Income

\$4,023.94

Liabilities & Equity Total

\$51,780.94

Richmond Square Office Townhouse Condominiums Council of Co-Owners, Inc.
Budget Comparison Report
7/1/2017 - 7/31/2017

	7/1/2017 - 7/31/2017			7/1/2017 - 7/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Income</u>							
03020 - Assessments, Operations	\$9,665.00	\$9,673.33	(\$8.33)	\$9,665.00	\$9,673.33	(\$8.33)	\$116,080.00
03070 - Assessments, Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,000.00
03080 - Interest Income	\$4.42	\$4.00	\$0.42	\$4.42	\$4.00	\$0.42	\$48.00
<u>Total Income</u>	\$9,669.42	\$9,677.33	(\$7.91)	\$9,669.42	\$9,677.33	(\$7.91)	\$123,128.00
Total Income	\$9,669.42	\$9,677.33	(\$7.91)	\$9,669.42	\$9,677.33	(\$7.91)	\$123,128.00
Expense							
<u>Administrative & General</u>							
04010 - Interest Expense	\$316.94	\$100.00	(\$216.94)	\$316.94	\$100.00	(\$216.94)	\$1,200.00
04025 - Accounting & Audit Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,400.00
04100 - Dues & Subscriptions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00
04150 - Insurance, Business Liability	\$0.00	\$1,238.83	\$1,238.83	\$0.00	\$1,238.83	\$1,238.83	\$14,866.00
04200 - Legal Fees	\$24.00	\$0.00	(\$24.00)	\$24.00	\$0.00	(\$24.00)	\$0.00
04225 - Management Fees	\$643.00	\$625.00	(\$18.00)	\$643.00	\$625.00	(\$18.00)	\$7,500.00
04275 - Office Supplies	\$123.48	\$7.50	(\$115.98)	\$123.48	\$7.50	(\$115.98)	\$90.00
04300 - Postage	\$40.67	\$3.50	(\$37.17)	\$40.67	\$3.50	(\$37.17)	\$42.00
<u>Total Administrative & General</u>	\$1,148.09	\$1,974.83	\$826.74	\$1,148.09	\$1,974.83	\$826.74	\$26,113.00
<u>Maintenance, Buildings</u>							
04540 - Fire Alarm Systems, Monitoring	\$91.58	\$91.67	\$0.09	\$91.58	\$91.67	\$0.09	\$1,100.00
04550 - Fire Alarm Systems, Inspections	\$0.00	\$140.00	\$140.00	\$0.00	\$140.00	\$140.00	\$1,680.00
04560 - Fire Alarm Systems, Telephone	\$238.24	\$229.17	(\$9.07)	\$238.24	\$229.17	(\$9.07)	\$2,750.00
04565 - Fire Alarm Systems, Repairs	\$0.00	\$233.33	\$233.33	\$0.00	\$233.33	\$233.33	\$2,800.00
04600 - Repairs, General	\$0.00	\$300.00	\$300.00	\$0.00	\$300.00	\$300.00	\$3,600.00
04625 - Pest Control Services	\$484.00	\$116.67	(\$367.33)	\$484.00	\$116.67	(\$367.33)	\$1,400.00
04680 - Roof, Downspouts & Gutters	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
04700 - Roof, General	\$750.00	\$25.00	(\$725.00)	\$750.00	\$25.00	(\$725.00)	\$300.00
<u>Total Maintenance, Buildings</u>	\$1,563.82	\$1,185.84	(\$377.98)	\$1,563.82	\$1,185.84	(\$377.98)	\$14,230.00
<u>Maintenance, Grounds</u>							
05530 - Concrete, Sidewalks	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
05540 - Grounds Maintenance, Contract	\$970.00	\$500.00	(\$470.00)	\$970.00	\$500.00	(\$470.00)	\$6,000.00
05550 - Grounds Maintenance, Landscaping	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
05555 - Grounds Maintenance, Trees	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$1,200.00
05560 - Grounds Maintenance, Other	\$150.00	\$100.00	(\$50.00)	\$150.00	\$100.00	(\$50.00)	\$1,200.00
05565 - Ice & Snow Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,400.00
05570 - Irrigation Systems	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$1,200.00
05585 - Light Repairs, Building	\$0.00	\$7.50	\$7.50	\$0.00	\$7.50	\$7.50	\$90.00
05590 - Light Repairs, Street Lights	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00	\$10.00	\$120.00
05600 - Supplies	\$20.13	\$0.00	(\$20.13)	\$20.13	\$0.00	(\$20.13)	\$0.00
<u>Total Maintenance, Grounds</u>	\$1,140.13	\$1,117.50	(\$22.63)	\$1,140.13	\$1,117.50	(\$22.63)	\$18,810.00
<u>Reserves</u>							
07125 - Reserves, Ext. Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,300.00
07130 - Reserves, Ext. Painting Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,300.00
07200 - Reserves, Pavement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,000.00
<u>Total Reserves</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$95,600.00

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Budget Comparison Report
7/1/2017 - 7/31/2017

	7/1/2017 - 7/31/2017			7/1/2017 - 7/31/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Utilities</u>							
06010 - Electricity	\$221.09	\$300.00	\$78.91	\$221.09	\$300.00	\$78.91	\$3,600.00
06040 - Sewer	\$634.18	\$500.00	(\$134.18)	\$634.18	\$500.00	(\$134.18)	\$6,000.00
06060 - Trash Removal	\$96.40	\$133.33	\$36.93	\$96.40	\$133.33	\$36.93	\$1,600.00
06065 - Water	\$602.77	\$733.33	\$130.56	\$602.77	\$733.33	\$130.56	\$8,800.00
06070 - Water Quality Mgm Fee	\$239.00	\$250.00	\$11.00	\$239.00	\$250.00	\$11.00	\$3,000.00
<u>Total Utilities</u>	\$1,793.44	\$1,916.66	\$123.22	\$1,793.44	\$1,916.66	\$123.22	\$23,000.00
Total Expense	\$5,645.48	\$6,194.83	\$549.35	\$5,645.48	\$6,194.83	\$549.35	\$177,753.00
Operating Net Income	\$4,023.94	\$3,482.50	\$541.44	\$4,023.94	\$3,482.50	\$541.44	(\$54,625.00)
Net Income	\$4,023.94	\$3,482.50	\$541.44	\$4,023.94	\$3,482.50	\$541.44	(\$54,625.00)