

Richmond Square Office Townhouse Condominiums Council of Co-Owners, Inc.
Balance Sheet
7/31/2018

AssetsCash & Equivalents

01010 - BB&T Checking \$17,595.35

01030 - BB&T Savings \$40,910.83

Cash & Equivalents Total \$58,506.18Accounts Receivable

01205 - Assessments Receivable, Ops \$731.00

01240 - A/R Other \$4,172.00

Accounts Receivable Total \$4,903.00Other Current Assets

01250 - Prepaid Expenses (\$1,332.33)

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

\$62,076.85

Liabilities and EquityCurrent Liabilities

01600 - Prepaid Owner Assessments \$5,261.80

Current Liabilities Total \$5,261.80Long Term Liabilities

01900 - Loan Payable \$75,394.72

Long Term Liabilities Total \$75,394.72Retained Earnings

(\$22,711.37)

Net Income

\$4,131.70

Liabilities & Equity Total

\$62,076.85

Richmond Square Office Townhouse Condominiums Council of Co-Owners, Inc.
Budget Comparison Report
7/1/2018 - 7/31/2018

	7/1/2018 - 7/31/2018			7/1/2018 - 7/31/2018			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
03080 - Interest Income	\$8.69	\$7.50	\$1.19	\$8.69	\$7.50	\$1.19	\$90.00
<u>Total Income</u>	\$9,673.69	\$9,680.83	(\$7.14)	\$9,673.69	\$9,680.83	(\$7.14)	\$116,170.00
Total Income	\$9,673.69	\$9,680.83	(\$7.14)	\$9,673.69	\$9,680.83	(\$7.14)	\$116,170.00
Expense							
<u>Administrative & General</u>							
04010 - Interest Expense	\$270.96	\$300.00	\$29.04	\$270.96	\$300.00	\$29.04	\$3,600.00
04025 - Accounting & Audit Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,975.00
04100 - Dues & Subscriptions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00
04125 - Federal & State Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$175.00
04150 - Insurance, Business Liability	\$0.00	\$1,300.00	\$1,300.00	\$0.00	\$1,300.00	\$1,300.00	\$15,600.00
04225 - Management Fees	\$661.00	\$650.00	(\$11.00)	\$661.00	\$650.00	(\$11.00)	\$7,800.00
04275 - Office Supplies	\$120.15	\$13.33	(\$106.82)	\$120.15	\$13.33	(\$106.82)	\$160.00
04300 - Postage	\$42.57	\$7.50	(\$35.07)	\$42.57	\$7.50	(\$35.07)	\$90.00
<u>Total Administrative & General</u>	\$1,094.68	\$2,270.83	\$1,176.15	\$1,094.68	\$2,270.83	\$1,176.15	\$30,415.00
<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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00
04560 - Fire Alarm Systems, Telephone	\$492.20	\$250.00	(\$242.20)	\$492.20	\$250.00	(\$242.20)	\$3,000.00
04565 - Fire Alarm Systems, Repairs	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$1,200.00
04600 - Repairs, General	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$150.00	\$1,800.00
04605 - Repairs, Signs	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$1,200.00
04625 - Pest Control Services	\$125.00	\$200.00	\$75.00	\$125.00	\$200.00	\$75.00	\$2,400.00
04640 - Repairs, Plumbing	\$0.00	\$200.00	\$200.00	\$0.00	\$200.00	\$200.00	\$2,400.00
04680 - Roof, Downspouts & Gutters	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
04700 - Roof, General	\$1,315.00	\$200.00	(\$1,115.00)	\$1,315.00	\$200.00	(\$1,115.00)	\$2,400.00
<u>Total Maintenance, Buildings</u>	\$2,023.78	\$1,541.67	(\$482.11)	\$2,023.78	\$1,541.67	(\$482.11)	\$18,850.00
<u>Maintenance, Grounds</u>							
05540 - Grounds Maintenance, Contract	\$485.00	\$541.67	\$56.67	\$485.00	\$541.67	\$56.67	\$6,500.00
05550 - Grounds Maintenance, Landscaping	\$0.00	\$350.00	\$350.00	\$0.00	\$350.00	\$350.00	\$4,200.00
05555 - Grounds Maintenance, Trees	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$1,200.00
05560 - Grounds Maintenance, Other	\$180.00	\$0.00	(\$180.00)	\$180.00	\$0.00	(\$180.00)	\$0.00
05565 - Ice & Snow Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00
05570 - Irrigation Systems	\$0.00	\$75.00	\$75.00	\$0.00	\$75.00	\$75.00	\$900.00
05585 - Light Repairs, Building	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
<u>Total Maintenance, Grounds</u>	\$665.00	\$1,116.67	\$451.67	\$665.00	\$1,116.67	\$451.67	\$17,400.00
<u>Utilities</u>							
06010 - Electricity	\$366.39	\$208.33	(\$158.06)	\$366.39	\$208.33	(\$158.06)	\$2,500.00
06040 - Sewer	\$531.94	\$500.00	(\$31.94)	\$531.94	\$500.00	(\$31.94)	\$6,000.00
06060 - Trash Removal	\$96.40	\$100.00	\$3.60	\$96.40	\$100.00	\$3.60	\$1,200.00
06065 - Water	\$612.55	\$708.33	\$95.78	\$612.55	\$708.33	\$95.78	\$8,500.00
06070 - Water Quality Mgm Fee	\$151.25	\$225.00	\$73.75	\$151.25	\$225.00	\$73.75	\$2,700.00

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7/1/2018 - 7/31/2018

	7/1/2018 - 7/31/2018			7/1/2018 - 7/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Utilities</u>	\$1,758.53	\$1,741.66	(\$16.87)	\$1,758.53	\$1,741.66	(\$16.87)	\$20,900.00
<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
<u>Total Reserves</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,600.00
Total Expense	\$5,541.99	\$6,670.83	\$1,128.84	\$5,541.99	\$6,670.83	\$1,128.84	\$103,165.00
Operating Net Income	\$4,131.70	\$3,010.00	\$1,121.70	\$4,131.70	\$3,010.00	\$1,121.70	\$13,005.00
Net Income	\$4,131.70	\$3,010.00	\$1,121.70	\$4,131.70	\$3,010.00	\$1,121.70	\$13,005.00