

Balance Sheet

Friday, October 31, 2014

Versailles Condo Assn

Accrual Accounting Year Starts January 1, 2014

ASSETS

Current Assets

1010 CW Versailles Operating	\$7,858.35	
Total Current Assets		\$7,858.35

Other Assets

1210 Accounts Receivable	\$8,074.61	
1215 A/R Homeowners - Misc	\$175.00	
1216 Accounts Receivable SA	\$61,124.54	
1320 Prepaid Insurance	\$4,031.85	
1330 Prepaid Expenses	\$744.75	
Total Other Assets		\$74,150.75

TOTAL ASSETS		<u>\$82,009.10</u>
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LIABILITIES

Current Liabilities

2010 Accounts Payable	\$22,115.74	
2030 Advance Payments	\$5,981.72	
2040 Open Credits	\$832.76	
2770 Due to Reserves	\$2,438.66	
Total Current Liabilities		\$31,368.88

Long Term Liabilities

2790 Loan Payable	\$66,729.78	
Total Long Term Liabilities		\$66,729.78

TOTAL LIABILITIES		<u>\$98,098.66</u>
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EQUITY

Current Year Earnings	\$51,915.50	
Prior Year Earnings	(\$68,005.06)	
TOTAL EQUITY		<u>(\$16,089.56)</u>

TOTAL LIABILITIES AND EQUITY		<u>\$82,009.10</u>
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Balance Sheet

Friday, October 31, 2014

Versailles Reserve Fund

Accrual Accounting Year Starts January 1, 2014

ASSETS

Current Assets

1110 CW Versailles MM

\$69.58

Total Current Assets

\$69.58

Other Assets

1750 Due from Operating

\$2,438.66

Total Other Assets

\$2,438.66

TOTAL ASSETS

\$2,508.24

EQUITY

Current Year Earnings

(\$27,744.23)

Prior Year Earnings

\$30,252.47

TOTAL EQUITY

\$2,508.24

TOTAL LIABILITIES AND EQUITY

\$2,508.24

Unexpended Budget Report

Friday, October 31, 2014

Versailles Condo Association Operating

Versailles Condo Assn Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Other Income								
4190 Special Assessment	1,979.84	2,205.83	(225.99)	25,448.40	22,058.33	3,390.07	26,470.00	1,021.60
4191 Special Assessment 2	0.00	0.00	0.00	2,568.47	0.00	2,568.47	0.00	(2,568.47)
Total Other Income	1,979.84	2,205.83	(225.99)	28,016.87	22,058.33	5,958.54	26,470.00	(1,546.87)
Revenue								
4010 Assessments	22,719.00	22,719.00	0.00	190,475.00	190,475.00	0.00	235,960.00	45,485.00
4040 Covenant Violations	0.00	0.00	0.00	75.00	100.00	(25.00)	100.00	25.00
4080 Late Fees Income	427.61	0.00	427.61	1,974.21	200.00	1,774.21	200.00	(1,774.21)
4090 Laundry Income	422.58	492.00	(69.42)	3,763.07	4,518.00	(754.93)	5,500.00	1,736.93
4100 Legal Fee Income	762.50	0.00	762.50	1,262.50	0.00	1,262.50	0.00	(1,262.50)
4110 Miscellaneous Income	0.00	150.00	(150.00)	832.15	1,700.00	(867.85)	2,000.00	1,167.85
4115 Move In/Out Income	400.00	0.00	400.00	1,100.00	600.00	500.00	1,000.00	(100.00)
4177 Pet Fees	0.00	100.00	(100.00)	0.00	300.00	(300.00)	400.00	400.00
Total Revenue	24,731.69	23,461.00	1,270.69	199,481.93	197,893.00	1,588.93	245,160.00	45,678.07
TOTAL INCOME	26,711.53	25,666.83	1,044.70	227,498.80	219,951.33	7,547.47	271,630.00	44,131.20
EXPENSES								
Utilities								
5005 Cable	0.00	0.00	0.00	286.12	322.00	(35.88)	322.00	35.88
5010 Electric	1,573.65	1,500.00	73.65	20,279.88	15,000.00	5,279.88	18,000.00	(2,279.88)
5020 Gas	918.38	2,500.00	(1,581.62)	28,818.98	25,000.00	3,818.98	30,000.00	1,181.02
5035 Wastewater	94.11	83.33	10.78	564.66	833.33	(268.67)	1,000.00	435.34
5090 Water & Sewer	1,117.14	1,100.00	17.14	11,005.15	10,400.00	605.15	12,500.00	1,494.85
Total Utilities	3,703.28	5,183.33	(1,480.05)	60,954.79	51,555.33	9,399.46	61,822.00	867.21
Grounds								
5040 Trash Removal	553.57	416.66	136.91	5,312.92	4,166.67	1,146.25	5,000.00	(312.92)
6340 Landscape Contract	404.00	125.00	279.00	2,390.50	1,250.00	1,140.50	1,500.00	(890.50)
6510 Snow Removal	0.00	250.00	(250.00)	1,799.20	2,000.00	(200.80)	2,500.00	700.80
Total Grounds	957.57	791.66	165.91	9,502.62	7,416.67	2,085.95	9,000.00	(502.62)

Maintenance

Unexpended Budget Report

Friday, October 31, 2014

Versailles Condo Association Operating (Continued)

Versailles Condo Assn Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Maintenance (Continued)								
6050 Building Maintenance	0.00	1,000.00	(1,000.00)	6,324.26	10,000.00	(3,675.74)	12,000.00	5,675.74
6087 Doors & Windows	245.69	83.33	162.36	2,473.03	833.33	1,639.70	1,000.00	(1,473.03)
6110 Elevator Contract	0.00	0.00	0.00	6,367.38	6,360.00	7.38	8,200.00	1,832.62
6120 Exercise Room/Equipment	0.00	83.33	(83.33)	719.34	833.33	(113.99)	1,000.00	280.66
6135 Exterminate/Pest Control	0.00	25.00	(25.00)	168.00	250.00	(82.00)	300.00	132.00
6160 Fire Alarm Monitoring	30.00	30.00	0.00	3,446.70	1,020.00	2,426.70	1,200.00	(2,246.70)
6180 Garage Repair/Maintenance	258.12	125.00	133.12	638.69	1,250.00	(611.31)	1,500.00	861.31
6295 HVAC Repairs/Supplies	0.00	250.00	(250.00)	947.60	2,500.00	(1,552.40)	3,000.00	2,052.40
6298 HVAC Contract	0.00	750.00	(750.00)	1,636.50	7,500.00	(5,863.50)	9,000.00	7,363.50
6311 Janitorial Contract	990.00	391.00	599.00	11,207.00	13,218.00	(2,011.00)	14,000.00	2,793.00
6360 Lighting Maintenance	450.85	100.00	350.85	1,506.65	1,000.00	506.65	1,200.00	(306.65)
6400 Painting Expenses	0.00	125.00	(125.00)	3,687.03	1,250.00	2,437.03	1,500.00	(2,187.03)
6430 Plumbing	304.00	833.33	(529.33)	7,987.20	8,333.33	(346.13)	10,000.00	2,012.80
6450 Pool Expenses	0.00	0.00	0.00	1,586.56	3,000.00	(1,413.44)	3,000.00	1,413.44
6480 Roof Repairs	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)	1,500.00	1,500.00
6490 Security	0.00	0.00	0.00	669.23	669.00	0.23	669.00	(0.23)
Total Maintenance	2,278.66	3,920.99	(1,642.33)	49,365.17	59,266.99	(9,901.82)	69,069.00	19,703.83
Other Expense								
5900 Reserve Contributions	0.00	1,508.00	(1,508.00)	0.00	15,308.00	(15,308.00)	20,158.00	20,158.00
8000 Prior Year Adjustments	0.00	0.00	0.00	(1,482.42)	0.00	(1,482.42)	0.00	1,482.42
Total Other Expenses	0.00	1,508.00	(1,508.00)	(1,482.42)	15,308.00	(16,790.42)	20,158.00	21,640.42
Pool & Spa								
6460 Pool Contract	0.00	0.00	0.00	2,290.00	0.00	2,290.00	0.00	(2,290.00)
Total Pool & Spa	0.00	0.00	0.00	2,290.00	0.00	2,290.00	0.00	(2,290.00)
Administration								
6535 Supplies	0.00	66.66	(66.66)	268.05	666.67	(398.62)	800.00	531.95
7021 Administrative Expenses	161.66	166.66	(5.00)	2,429.00	1,666.67	762.33	2,000.00	(429.00)
7030 Accounting/Audit	250.00	250.00	0.00	3,250.00	2,500.00	750.00	3,000.00	(250.00)
7055 Business Manager	0.00	0.00	0.00	180.00	180.00	0.00	180.00	0.00
7110 Insurance	1,536.67	1,583.33	(46.66)	15,664.30	15,833.33	(169.03)	19,000.00	3,335.70
7119 Legal - Collections	1,382.50	28.00	1,354.50	2,764.50	1,000.00	1,764.50	1,000.00	(1,764.50)

Unexpended Budget Report

Friday, October 31, 2014

Versailles Condo Association Operating (Continued)

Versailles Condo Assn Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Administration (Continued)								
7120 Legal - General	0.00	83.33	(83.33)	4,307.52	833.33	3,474.19	1,000.00	(3,307.52)
7130 Licenses, Permits & Fees	30.00	50.00	(20.00)	880.00	500.00	380.00	600.00	(280.00)
7140 Management Fees	1,800.00	1,800.00	0.00	16,400.00	16,400.00	0.00	20,000.00	3,600.00
7425 Interest - Loan Payable	434.90	5,075.08	(4,640.18)	5,631.01	50,750.83	(45,119.82)	60,901.00	55,269.99
7425 Telephone	263.02	150.00	113.02	3,178.76	2,800.00	378.76	3,100.00	(78.76)
Total Administration	5,858.75	9,253.06	(3,394.31)	54,953.14	93,130.83	(38,177.69)	111,581.00	56,627.86
TOTAL EXPENSES	12,798.26	20,657.04	(7,858.78)	175,583.30	226,677.82	(51,094.52)	271,630.00	96,046.70
NET INCOME (LOSS)	13,913.27	5,009.79	8,903.48	51,915.50	(6,726.49)	58,641.99		
UNEXPENDED (OVER EXPENDED)								(51,915.50)

Unexpended Budget Report

Friday, October 31, 2014

2014 Versailles Condominiums Reserves

Versailles Reserve Fund Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenue								
9410 Reserve Income	0.00	1,508.00	(1,508.00)	0.00	15,308.00	(15,308.00)	20,158.00	20,158.00
9440 Reserve Interest Income	0.01	0.00	0.01	16.77	0.00	16.77	0.00	(16.77)
Total Revenue	0.01	1,508.00	(1,507.99)	16.77	15,308.00	(15,291.23)	20,158.00	20,141.23
TOTAL INCOME	0.01	1,508.00	(1,507.99)	16.77	15,308.00	(15,291.23)	20,158.00	20,141.23
EXPENSES								
Expenses								
9680 Reserve HVAC	0.00	0.00	0.00	27,725.00	0.00	27,725.00	0.00	(27,725.00)
9800 Reserve Expenses	12.00	0.00	12.00	24.00	0.00	24.00	0.00	(24.00)
Total Expenses	12.00	0.00	12.00	27,749.00	0.00	27,749.00	0.00	(27,749.00)
Administration								
7021 Administrative Expenses	0.00	0.00	0.00	12.00	0.00	12.00	0.00	(12.00)
Total Administration	0.00	0.00	0.00	12.00	0.00	12.00	0.00	(12.00)
TOTAL EXPENSES	12.00	0.00	12.00	27,761.00	0.00	27,761.00	0.00	(27,761.00)
NET INCOME (LOSS)	(11.99)	1,508.00	(1,519.99)	(27,744.23)	15,308.00	(43,052.23)	20,158.00	
UNEXPENDED (OVER EXPENDED)								47,902.23