

Balance Sheet

Sunday, May 31, 2015

Versailles Condo Assn

Accrual Accounting Year Starts January 1, 2015

ASSETS

Current Assets

1010 CW Versailles Operating	\$22,219.80	
Total Current Assets		\$22,219.80

Other Assets

1210 Accounts Receivable	\$9,585.96	
1216 Accounts Receivable SA	\$25,114.99	
1320 Prepaid Insurance	\$103.60	
1330 Prepaid Expenses	\$2,656.18	
Total Other Assets		\$37,460.73

TOTAL ASSETS		<u>\$59,680.53</u>
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LIABILITIES

Current Liabilities

2010 Accounts Payable	\$24,856.56	
2030 Advance Payments	\$3,408.93	
Total Current Liabilities		\$28,265.49

Long Term Liabilities

2790 Loan Payable	\$33,471.46	
Total Long Term Liabilities		\$33,471.46

TOTAL LIABILITIES		<u>\$61,736.95</u>
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EQUITY

Current Year Earnings	\$33,667.93	
Prior Year Earnings	(\$35,724.35)	
TOTAL EQUITY		<u>(\$2,056.42)</u>

TOTAL LIABILITIES AND EQUITY		<u>\$59,680.53</u>
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Balance Sheet

Sunday, May 31, 2015

Versailles Reserve Fund

Accrual Accounting Year Starts January 1, 2015

ASSETS

Current Assets

1110 CW Versailles MM

\$19,145.60

Total Current Assets

\$19,145.60

TOTAL ASSETS

\$19,145.60

EQUITY

Current Year Earnings

\$16,661.36

Prior Year Earnings

\$2,484.24

TOTAL EQUITY

\$19,145.60

TOTAL LIABILITIES AND EQUITY

\$19,145.60

Unaudited - For Management Purposes Only

Unexpended Budget Report

Sunday, May 31, 2015

2015 Versailles Condominiums Reserves

Versailles Reserve Fund Accrual Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenue								
9410 Reserve Income	3,334.00	3,334.00	0.00	16,670.00	16,670.00	0.00	40,000.00	23,330.00
9440 Reserve Interest Income	1.54	0.00	1.54	3.36	0.00	3.36	0.00	(3.36)
Total Revenue	3,335.54	3,334.00	1.54	16,673.36	16,670.00	3.36	40,000.00	23,326.64
TOTAL INCOME	3,335.54	3,334.00	1.54	16,673.36	16,670.00	3.36	40,000.00	23,326.64
EXPENSES								
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	0.00	0.00	0.00	12.00	0.00	12.00	0.00	(12.00)
NET INCOME (LOSS)	3,335.54	3,334.00	1.54	16,661.36	16,670.00	(8.64)	40,000.00	
UNEXPENDED (OVER EXPENDED)								23,338.64

Unexpended Budget Report

Sunday, May 31, 2015

Versailles Condo Association Operating

Versailles Condo Assn Accrual Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Other Income								
4190 Special Assessment	1,557.84	1,959.84	(402.00)	11,809.20	9,799.20	2,010.00	23,518.08	11,708.88
Total Other Income	1,557.84	1,959.84	(402.00)	11,809.20	9,799.20	2,010.00	23,518.08	11,708.88
Revenue								
4010 Assessments	22,719.00	22,719.00	0.00	113,595.00	113,595.00	0.00	272,628.00	159,033.00
4040 Covenant Violations	0.00	50.00	(50.00)	375.00	125.00	250.00	200.00	(175.00)
4060 Annual Rental Fee	0.00	0.00	0.00	8,280.00	0.00	8,280.00	0.00	(8,280.00)
4080 Late Fees Income	232.69	33.34	199.35	1,413.59	166.66	1,246.93	400.00	(1,013.59)
4090 Laundry Income	380.69	416.67	(35.98)	1,495.51	2,083.35	(587.84)	5,000.00	3,504.49
4095 Leasing Income	0.00	33.34	(33.34)	0.00	166.66	(166.66)	400.00	400.00
4100 Legal Fee Income	400.00	83.33	316.67	1,627.40	416.65	1,210.75	1,000.00	(627.40)
4110 Miscellaneous Income	25.00	83.33	(58.33)	180.00	416.65	(236.65)	1,000.00	820.00
4115 Move In/Out Income	1,125.00	83.33	1,041.67	4,500.00	416.65	4,083.35	1,000.00	(3,500.00)
4177 Pet Fees	0.00	0.00	0.00	150.00	0.00	150.00	0.00	(150.00)
Total Revenue	24,882.38	23,502.34	1,380.04	131,616.50	117,386.62	14,229.88	281,628.00	150,011.50
TOTAL INCOME	26,440.22	25,462.18	978.04	143,425.70	127,185.82	16,239.88	305,146.08	161,720.38
EXPENSES								
Utilities								
5010 Electric	935.92	1,500.00	(564.08)	6,051.93	7,500.00	(1,448.07)	19,000.00	12,948.07
5020 Gas	855.77	2,500.00	(1,644.23)	11,892.87	12,500.00	(607.13)	30,000.00	18,107.13
5035 Wastewater	96.70	100.00	(3.30)	473.23	500.00	(26.77)	1,200.00	726.77
5090 Water & Sewer	1,112.02	1,000.00	112.02	3,809.15	4,750.00	(940.85)	13,000.00	9,190.85
Total Utilities	3,000.41	5,100.00	(2,099.59)	22,227.18	25,250.00	(3,022.82)	63,200.00	40,972.82
Grounds								
5040 Trash Removal	676.49	525.00	151.49	3,268.43	2,625.00	643.43	6,300.00	3,031.57
6340 Landscape Contract	810.00	166.66	643.34	993.00	833.34	159.66	2,000.00	1,007.00
6345 Landscape Maintenance	125.00	0.00	125.00	125.00	0.00	125.00	0.00	(125.00)
6510 Snow Removal	0.00	0.00	0.00	2,270.00	1,500.00	770.00	2,500.00	230.00
6512 Sprinkler Repairs	70.00	0.00	70.00	70.00	0.00	70.00	0.00	(70.00)
Total Grounds	1,681.49	691.66	989.83	6,726.43	4,958.34	1,768.09	10,800.00	4,073.57

Unexpended Budget Report

Sunday, May 31, 2015

Versailles Condo Association Operating (Continued)

Versailles Condo Assn Accrual Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Maintenance								
6050 Building Maintenance	35.53	666.66	(631.13)	3,177.27	3,333.34	(156.07)	8,000.00	4,822.73
6087 Doors & Windows	0.00	125.00	(125.00)	376.08	625.00	(248.92)	1,500.00	1,123.92
6090 Elevator Repairs	0.00	0.00	0.00	609.31	0.00	609.31	0.00	(609.31)
6110 Elevator Contract	631.26	683.34	(52.08)	3,156.30	3,416.66	(260.36)	8,200.00	5,043.70
6120 Exercise Room/Equipment	0.00	83.34	(83.34)	0.00	416.66	(416.66)	1,000.00	1,000.00
6135 Exterminate/Pest Control	0.00	25.00	(25.00)	0.00	125.00	(125.00)	300.00	300.00
6160 Fire Alarm Monitoring	30.00	100.00	(70.00)	970.00	500.00	470.00	1,200.00	230.00
6180 Garage Repair/Maintenance	0.00	125.00	(125.00)	470.39	625.00	(154.61)	1,500.00	1,029.61
6295 HVAC Repairs/Supplies	9,020.00	1,036.00	7,984.00	9,157.75	5,180.00	3,977.75	12,432.00	3,274.25
6298 HVAC Contract	0.00	236.00	(236.00)	472.00	1,180.00	(708.00)	2,832.00	2,360.00
6311 Janitorial Contract	990.00	1,015.00	(25.00)	4,950.00	5,075.00	(125.00)	12,180.00	7,230.00
6360 Lighting Maintenance	0.00	100.00	(100.00)	1,112.00	500.00	612.00	1,200.00	88.00
6400 Painting Expenses	1,116.80	833.34	283.46	1,275.20	4,166.66	(2,891.46)	10,000.00	8,724.80
6430 Plumbing	(510.70)	833.34	(1,344.04)	7,238.26	4,166.66	3,071.60	10,000.00	2,761.74
6450 Pool Expenses	800.00	166.66	633.34	800.00	833.34	(33.34)	2,000.00	1,200.00
6464 Power Washing	0.00	125.00	(125.00)	672.00	625.00	47.00	1,500.00	828.00
6480 Roof Repairs	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00	1,500.00
6490 Surveillance System	1,262.05	250.00	1,012.05	1,262.05	1,250.00	12.05	3,000.00	1,737.95
Total Maintenance	13,374.94	6,528.68	6,846.26	35,698.61	32,643.32	3,055.29	78,344.00	42,645.39
Other Expense								
5900 Reserve Contributions	3,334.00	3,334.00	0.00	16,670.00	16,670.00	0.00	40,000.00	23,330.00
8000 Prior Year Adjustments	0.00	0.00	0.00	2,915.00	0.00	2,915.00	0.00	(2,915.00)
Total Other Expenses	3,334.00	3,334.00	0.00	19,585.00	16,670.00	2,915.00	40,000.00	20,415.00
Pool & Spa								
6460 Pool Contract	695.00	200.00	495.00	695.00	1,000.00	(305.00)	2,400.00	1,705.00
Total Pool & Spa	695.00	200.00	495.00	695.00	1,000.00	(305.00)	2,400.00	1,705.00
Administration								
6535 Supplies	129.80	66.67	63.13	272.92	333.35	(60.43)	800.00	527.08
7021 Administrative Expenses	123.82	166.67	(42.85)	1,141.01	833.35	307.66	2,000.00	858.99
7030 Accounting/Audit	0.00	0.00	0.00	250.00	500.00	(250.00)	500.00	250.00
7110 Insurance	1,536.63	1,583.34	(46.71)	7,683.31	7,916.66	(233.35)	19,000.00	11,316.69

Unexpended Budget Report

Sunday, May 31, 2015

Versailles Condo Association Operating (Continued)

Versailles Condo Assn Accrual Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Administration (Continued)								
7119 Legal - Collections	400.00	50.00	350.00	1,973.55	722.00	1,251.55	1,000.00	(973.55)
7120 Legal - General	185.00	83.34	101.66	1,099.00	416.66	682.34	1,000.00	(99.00)
7130 Licenses, Permits & Fees	0.00	50.00	(50.00)	540.00	250.00	290.00	500.00	(40.00)
7140 Management Fees	1,800.00	1,800.00	0.00	9,000.00	9,000.00	0.00	21,600.00	12,600.00
7425 Interest - Loan Payable	232.45	5,075.12	(4,842.67)	1,474.96	25,375.60	(23,900.64)	60,901.44	59,426.48
7425 Telephone	265.50	325.00	(59.50)	1,390.80	1,625.00	(234.20)	3,100.00	1,709.20
Total Administration	4,673.20	9,200.14	(4,526.94)	24,825.55	46,972.62	(22,147.07)	110,401.44	85,575.89
TOTAL EXPENSES	26,759.04	25,054.48	1,704.56	109,757.77	127,494.28	(17,736.51)	305,145.44	195,387.67
NET INCOME (LOSS)	(318.82)	407.70	(726.52)	33,667.93	(308.46)	33,976.39	0.64	
UNEXPENDED (OVER EXPENDED)								(33,667.29)