

Balance Sheet

Friday, July 31, 2015

Versailles Condo Assn

Accrual Accounting Year Starts January 1, 2015

ASSETS

Current Assets

1010 CW Versailles Operating

\$4,690.16

Total Current Assets

\$4,690.16

Other Assets

1210 Accounts Receivable

\$7,440.47

1216 Accounts Receivable SA

\$25,114.99

1320 Prepaid Insurance

\$5,175.42

1330 Prepaid Expenses

\$1,140.26

Total Other Assets

\$38,871.14

TOTAL ASSETS

\$43,561.30

LIABILITIES

Current Liabilities

2010 Accounts Payable

\$11,267.82

2030 Advance Payments

\$3,681.10

Total Current Liabilities

\$14,948.92

Long Term Liabilities

2790 Loan Payable

\$23,717.72

Total Long Term Liabilities

\$23,717.72

TOTAL LIABILITIES

\$38,666.64

EQUITY

Current Year Earnings

\$40,619.01

Prior Year Earnings

(\$35,724.35)

TOTAL EQUITY

\$4,894.66

TOTAL LIABILITIES AND EQUITY

\$43,561.30

Balance Sheet

Friday, July 31, 2015

Versailles Reserve Fund

Accrual Accounting Year Starts January 1, 2015

ASSETS

Current Assets

1110 CW Versailles MM

\$25,817.29

Total Current Assets

\$25,817.29

TOTAL ASSETS

\$25,817.29

EQUITY

Current Year Earnings

\$23,333.05

Prior Year Earnings

\$2,484.24

TOTAL EQUITY

\$25,817.29

TOTAL LIABILITIES AND EQUITY

\$25,817.29

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, July 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	23,338.00	23,338.00	0.00	40,000.00	16,662.00
9440 Reserve Interest Income	2.11	0.00	2.11	7.05	0.00	7.05	0.00	(7.05)
Total Revenue	3,336.11	3,334.00	2.11	23,345.05	23,338.00	7.05	40,000.00	16,654.95
TOTAL INCOME	3,336.11	3,334.00	2.11	23,345.05	23,338.00	7.05	40,000.00	16,654.95
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)	3,336.11	3,334.00	2.11	23,333.05	23,338.00	(4.95)	40,000.00	
UNEXPENDED (OVER EXPENDED)								16,666.95

Unexpended Budget Report

Friday, July 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	1,444.84	1,959.84	(515.00)	15,489.88	13,718.88	1,771.00	23,518.08	8,028.20
Total Other Income	1,444.84	1,959.84	(515.00)	15,489.88	13,718.88	1,771.00	23,518.08	8,028.20
Revenue								
4010 Assessments	22,719.00	22,719.00	0.00	159,033.00	159,033.00	0.00	272,628.00	113,595.00
4040 Covenant Violations	0.00	0.00	0.00	225.00	125.00	100.00	200.00	(25.00)
4060 Annual Rental Fee	0.00	0.00	0.00	8,640.00	0.00	8,640.00	0.00	(8,640.00)
4080 Late Fees Income	79.42	33.34	46.08	1,682.07	233.33	1,448.74	400.00	(1,282.07)
4090 Laundry Income	359.95	416.66	(56.71)	2,236.60	2,916.67	(680.07)	5,000.00	2,763.40
4095 Leasing Income	0.00	33.34	(33.34)	0.00	233.33	(233.33)	400.00	400.00
4100 Legal Fee Income	175.00	83.33	91.67	1,852.40	583.32	1,269.08	1,000.00	(852.40)
4110 Miscellaneous Income	115.00	83.33	31.67	345.00	583.32	(238.32)	1,000.00	655.00
4115 Move In/Out Income	375.00	83.33	291.67	5,550.00	583.32	4,966.68	1,000.00	(4,550.00)
4177 Pet Fees	175.00	0.00	175.00	325.00	0.00	325.00	0.00	(325.00)
Total Revenue	23,998.37	23,452.33	546.04	179,889.07	164,291.29	15,597.78	281,628.00	101,738.93
TOTAL INCOME	25,443.21	25,412.17	31.04	195,378.95	178,010.17	17,368.78	305,146.08	109,767.13
EXPENSES								
Utilities								
5010 Electric	3,092.23	1,500.00	1,592.23	12,137.50	10,500.00	1,637.50	19,000.00	6,862.50
5020 Gas	756.74	2,500.00	(1,743.26)	13,342.49	17,500.00	(4,157.51)	30,000.00	16,657.51
5035 Wastewater	96.70	100.00	(3.30)	666.63	700.00	(33.37)	1,200.00	533.37
5090 Water & Sewer	1,271.56	1,350.00	(78.44)	6,207.77	7,450.00	(1,242.23)	13,000.00	6,792.23
Total Utilities	5,217.23	5,450.00	(232.77)	32,354.39	36,150.00	(3,795.61)	63,200.00	30,845.61
Grounds								
5040 Trash Removal	659.38	525.00	134.38	4,599.22	3,675.00	924.22	6,300.00	1,700.78
6340 Landscape Contract	405.00	166.66	238.34	1,398.00	1,166.67	231.33	2,000.00	602.00
6345 Landscape Maintenance	0.00	0.00	0.00	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	0.00	0.00	0.00	70.00	0.00	70.00	0.00	(70.00)
Total Grounds	1,064.38	691.66	372.72	8,462.22	6,341.67	2,120.55	10,800.00	2,337.78

Unexpended Budget Report

Friday, July 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	369.16	666.66	(297.50)	4,267.03	4,666.67	(399.64)	8,000.00	3,732.97
6087 Doors & Windows	874.26	125.00	749.26	1,360.34	875.00	485.34	1,500.00	139.66
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)	4,418.82	4,783.33	(364.51)	8,200.00	3,781.18
6120 Exercise Room/Equipment	150.00	83.34	66.66	150.00	583.33	(433.33)	1,000.00	850.00
6135 Exterminate/Pest Control	0.00	25.00	(25.00)	0.00	175.00	(175.00)	300.00	300.00
6160 Fire Alarm Monitoring	965.00	100.00	865.00	1,965.00	700.00	1,265.00	1,200.00	(765.00)
6180 Garage Repair/Maintenance	0.00	125.00	(125.00)	470.39	875.00	(404.61)	1,500.00	1,029.61
6295 HVAC Repairs/Supplies	926.75	1,036.00	(109.25)	10,084.50	7,252.00	2,832.50	12,432.00	2,347.50
6298 HVAC Contract	0.00	236.00	(236.00)	944.00	1,652.00	(708.00)	2,832.00	1,888.00
6311 Janitorial Contract	0.00	1,015.00	(1,015.00)	5,940.00	7,105.00	(1,165.00)	12,180.00	6,240.00
6360 Lighting Maintenance	0.00	100.00	(100.00)	1,112.00	700.00	412.00	1,200.00	88.00
6400 Painting Expenses	0.00	833.34	(833.34)	4,922.92	5,833.33	(910.41)	10,000.00	5,077.08
6430 Plumbing	314.00	833.34	(519.34)	10,107.40	5,833.33	4,274.07	10,000.00	(107.40)
6450 Pool Expenses	61.74	166.66	(104.92)	1,014.02	1,166.67	(152.65)	2,000.00	985.98
6464 Power Washing	0.00	125.00	(125.00)	672.00	875.00	(203.00)	1,500.00	828.00
6480 Roof Repairs	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00	1,500.00
6490 Surveillance System	0.00	250.00	(250.00)	1,262.05	1,750.00	(487.95)	3,000.00	1,737.95
Total Maintenance	4,292.17	6,528.68	(2,236.51)	49,299.78	45,700.66	3,599.12	78,344.00	29,044.22
Other Expense								
5900 Reserve Contributions	3,334.00	3,334.00	0.00	23,338.00	23,338.00	0.00	40,000.00	16,662.00
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	26,253.00	23,338.00	2,915.00	40,000.00	13,747.00
Pool & Spa								
6460 Pool Contract	495.00	200.00	295.00	1,685.00	1,400.00	285.00	2,400.00	715.00
Total Pool & Spa	495.00	200.00	295.00	1,685.00	1,400.00	285.00	2,400.00	715.00
Administration								
6535 Supplies	0.00	66.67	(66.67)	272.92	466.68	(193.76)	800.00	527.08
7021 Administrative Expenses	134.82	166.67	(31.85)	1,558.76	1,166.68	392.08	2,000.00	441.24
7030 Accounting/Audit	0.00	0.00	0.00	250.00	500.00	(250.00)	500.00	250.00
7110 Insurance	1,530.99	1,583.34	(52.35)	10,848.89	11,083.33	(234.44)	19,000.00	8,151.11

Unexpended Budget Report

Friday, July 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	627.00	50.00	577.00	2,650.55	822.00	1,828.55	1,000.00	(1,650.55)
7120 Legal - General	185.00	83.34	101.66	4,181.81	583.33	3,598.48	1,000.00	(3,181.81)
7130 Licenses, Permits & Fees	0.00	50.00	(50.00)	540.00	350.00	190.00	500.00	(40.00)
7140 Management Fees	1,800.00	1,800.00	0.00	12,600.00	12,600.00	0.00	21,600.00	9,000.00
7425 Interest - Loan Payable	173.88	5,075.12	(4,901.24)	1,871.46	35,525.84	(33,654.38)	60,901.44	59,029.98
7425 Telephone	274.86	290.00	(15.14)	1,931.16	2,240.00	(308.84)	3,100.00	1,168.84
Total Administration	4,726.55	9,165.14	(4,438.59)	36,705.55	65,337.86	(28,632.31)	110,401.44	73,695.89
TOTAL EXPENSES	19,129.33	25,369.48	(6,240.15)	154,759.94	178,268.19	(23,508.25)	305,145.44	150,385.50
NET INCOME (LOSS)	6,313.88	42.69	6,271.19	40,619.01	(258.02)	40,877.03	0.64	
UNEXPENDED (OVER EXPENDED)								(40,618.37)