

The Boulevard Condominium Association, Inc.

Balance Sheet

Period Through 10/31/2018

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**Assets**

Bank

CAB Checking	12,987.08
CAB Money Market	27,104.52

<u>Total Bank</u>	<u>40,091.60</u>
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Accounts Receivable

Accounts Receivable	1,555.00
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<u>Total Accounts Receivable</u>	<u>1,555.00</u>
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<i>Total Assets</i>		<u><u>41,646.60</u></u>
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**Liabilities & Equity**

Accounts Payable

Accounts Payable	15,827.63
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<u>Total Accounts Payable</u>	<u>15,827.63</u>
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Other Current Liabilities

Prepaid Owner Assessments	12,711.53
Transfer Fees Payable	200.00
Resale Fees Payable	100.00

<u>Total Other Current Liabilities</u>	<u>13,011.53</u>
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Equity

Retained Earnings	9,875.70
Net Income:	2,931.74

<u>Total Equity</u>	<u>12,807.44</u>
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<i>Total Liabilities &amp; Equity</i>		<u><u>41,646.60</u></u>
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# The Boulevard Condominium Association, Inc.

## Budget Comparison

Period 10/1/2018 To 10/31/2018 11:59:00 PM

	Current Period Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b><u>Income</u></b>									
Assessment Income	18,600.00	18,600.00	0.00	0.00%	186,000.00	186,000.00	0.00	0.00%	223,200.00
Initial Assessment	310.00	333.33	(23.33)	7.00%	4,340.00	3,333.30	1,006.70	-30.20%	4,000.00
Late Fee Income	30.00	66.67	(36.67)	55.00%	230.00	666.70	(436.70)	65.50%	800.00
Interest Income	0.14	8.33	(8.19)	98.32%	3.05	83.30	(80.25)	96.34%	100.00
Gate Remotes and Pool T	0.00	33.33	(33.33)	100.00%	425.00	333.30	91.70	-27.51%	400.00
Compliance Fee Income	50.00	0.00	50.00	0.00%	100.00	150.00	(50.00)	33.33%	200.00
Prior Years Assessments	0.00	0.00	0.00	0.00%	0.00	30,000.00	(30,000.00)	100.00%	30,000.00
Misc. Admin. Fee	300.00	150.00	150.00	-100.00%	1,050.00	300.00	750.00	-250.00%	300.00
NSF	0.00	0.00	0.00	0.00%	75.00	75.00	0.00	0.00%	100.00
<b>TOTAL Income</b>	<b>19,290.14</b>	<b>19,191.66</b>	<b>98.48</b>	<b>-0.51%</b>	<b>192,223.05</b>	<b>220,941.60</b>	<b>(28,718.55)</b>	<b>13.00%</b>	<b>259,100.00</b>
<b>TOTAL Income</b>	<b>19,290.14</b>	<b>19,191.66</b>	<b>98.48</b>	<b>-0.51%</b>	<b>192,223.05</b>	<b>220,941.60</b>	<b>(28,718.55)</b>	<b>13.00%</b>	<b>259,100.00</b>
<b>Expense</b>									
<b><u>Amenities</u></b>									
Pool Maintenance	649.50	458.33	(191.17)	-41.71%	5,305.34	4,583.30	(722.04)	-15.75%	5,500.00
Pool Supp. and Chemicals	216.50	183.33	(33.17)	-18.09%	2,752.03	1,833.30	(918.73)	-50.11%	2,200.00
Pool Repairs	0.00	125.00	125.00	100.00%	753.31	1,250.00	496.69	39.74%	1,500.00
Gate Tags/Keys	0.00	0.00	0.00	0.00%	908.60	200.00	(708.60)	-354.30%	200.00
Janitorial Contract	0.00	333.33	333.33	100.00%	2,835.00	3,333.30	498.30	14.95%	4,000.00
Amenity Center - Repairs	0.00	166.67	166.67	100.00%	159.00	1,666.70	1,507.70	90.46%	2,000.00
Amenity Supplies	30.83	41.67	10.84	26.01%	571.31	416.70	(154.61)	-37.10%	500.00
<b>TOTAL Amenities</b>	<b>896.83</b>	<b>1,308.33</b>	<b>411.50</b>	<b>31.45%</b>	<b>13,284.59</b>	<b>13,283.30</b>	<b>(1.29)</b>	<b>-0.01%</b>	<b>15,900.00</b>
<b><u>Committee Expenses</u></b>									
Meetings	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	300.00
Web Site	0.00	0.00	0.00	0.00%	222.95	380.00	157.05	41.33%	380.00
<b>TOTAL Committee Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>222.95</b>	<b>380.00</b>	<b>157.05</b>	<b>41.33%</b>	<b>680.00</b>
<b><u>Expenses</u></b>									
Management Fee	1,775.00	1,775.00	0.00	0.00%	17,750.00	17,750.00	0.00	0.00%	21,300.00
Administrative Fee	219.35	250.00	30.65	12.26%	3,828.82	2,500.00	(1,328.82)	-53.15%	3,000.00
Accounting Fees	0.00	0.00	0.00	0.00%	300.00	300.00	0.00	0.00%	300.00
Bank Fees	0.00	8.33	8.33	100.00%	105.00	83.30	(21.70)	-26.05%	100.00
Legal	0.00	333.33	333.33	100.00%	2,772.50	3,333.30	560.80	16.82%	4,000.00
Bad Debt Expense	0.00	16.67	16.67	100.00%	45.00	166.70	121.70	73.01%	200.00
Insurance	0.00	0.00	0.00	0.00%	33,881.62	33,881.12	(0.50)	0.00%	43,553.12
Licenses & Permits	0.00	0.00	0.00	0.00%	221.00	200.00	(21.00)	-10.50%	200.00
<b>TOTAL Expenses</b>	<b>1,994.35</b>	<b>2,383.33</b>	<b>388.98</b>	<b>16.32%</b>	<b>58,903.94</b>	<b>58,214.42</b>	<b>(689.52)</b>	<b>-1.18%</b>	<b>72,653.12</b>
<b><u>Landscaping</u></b>									
Landscaping - Contract	3,502.97	3,503.00	0.03	0.00%	37,673.89	37,339.00	(334.89)	-0.90%	44,345.00
Tree Service	0.00	0.00	0.00	0.00%	2,110.88	1,400.00	(710.88)	-50.78%	1,400.00
Landscaping - Other	0.00	500.00	500.00	100.00%	348.57	7,815.92	7,467.35	95.54%	9,754.56
Irrigation Repairs	0.00	166.67	166.67	100.00%	124.49	1,666.70	1,542.21	92.53%	2,000.00

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## Budget Comparison

Period 10/1/2018 To 10/31/2018 11:59:00 PM

	Current Period Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
TOTAL Landscaping	3,502.97	4,169.67	666.70	15.99%	40,257.83	48,221.62	7,963.79	16.51%	57,499.56
<b><u>Maintenance</u></b>									
Electricity	1,017.40	1,000.00	(17.40)	-1.74%	10,662.10	10,000.00	(662.10)	-6.62%	12,000.00
Water	793.61	791.67	(1.94)	-0.25%	4,753.69	7,916.70	3,163.01	39.95%	9,500.00
Drainage Fee	1,302.94	1,320.69	17.75	1.34%	13,029.40	13,206.90	177.50	1.34%	15,848.28
Telephone	274.52	216.67	(57.85)	-26.70%	2,612.77	2,166.70	(446.07)	-20.59%	2,600.00
Gate Repair	129.00	100.00	(29.00)	-29.00%	2,895.70	1,000.00	(1,895.70)	-189.57%	1,200.00
Bldg. Repairs / Supplies	0.00	1,250.00	1,250.00	100.00%	10,020.00	12,500.00	2,480.00	19.84%	15,000.00
Pest Control	627.85	725.00	97.15	13.40%	7,684.68	7,250.00	(434.68)	-6.00%	8,700.00
Electrical Repairs / Suppli	0.00	333.33	333.33	100.00%	3,219.73	3,333.30	113.57	3.41%	4,000.00
Repairs - Fence	0.00	66.67	66.67	100.00%	0.00	666.70	666.70	100.00%	800.00
Plumbing	0.00	50.00	50.00	100.00%	355.00	500.00	145.00	29.00%	600.00
Doggie Bags/Signage	0.00	83.33	83.33	100.00%	768.50	833.30	64.80	7.78%	1,000.00
On-Site Maintenance	340.00	500.00	160.00	32.00%	3,907.38	5,000.00	1,092.62	21.85%	6,000.00
TOTAL Maintenance	4,485.32	6,437.36	1,952.04	30.32%	59,908.95	64,373.60	4,464.65	6.94%	77,248.28
<b><u>Reserves</u></b>									
Contingency Reserve	0.00	0.00	0.00	0.00%	0.00	16,740.00	16,740.00	100.00%	22,320.00
Improvements	0.00	750.00	750.00	100.00%	7,852.00	7,500.00	(352.00)	-4.69%	9,000.00
TOTAL Reserves	0.00	750.00	750.00	100.00%	7,852.00	24,240.00	16,388.00	67.61%	31,320.00
<b><u>Security</u></b>									
Security - Personnel	990.49	838.94	(151.55)	-18.06%	8,540.95	8,389.40	(151.55)	-1.81%	10,067.28
Security Systems	27.01	29.17	2.16	7.40%	270.10	291.70	21.60	7.40%	350.00
APD Alarm Unit	0.00	0.00	0.00	0.00%	50.00	110.00	60.00	54.55%	110.00
TOTAL Security	1,017.50	868.11	(149.39)	-17.21%	8,861.05	8,791.10	(69.95)	-0.80%	10,527.28
TOTAL Expense	11,896.97	15,916.80	4,019.83	25.26%	189,291.31	217,504.04	28,212.73	12.97%	265,828.24
Excess Revenue / Expense	7,393.17	3,274.86	4,118.31	-125.76%	2,931.74	3,437.56	(505.82)	14.71%	(6,728.24)