

The Boulevard Condominium Association, Inc.

Balance Sheet

Period Through 12/31/2016

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**Assets**

Bank

CAB Checking	24,988.57
CAB Money Market	104,403.95

<u>Total Bank</u>	<u>129,392.52</u>
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Accounts Receivable

Accounts Receivable	13,400.00
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<u>Total Accounts Receivable</u>	<u>13,400.00</u>
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<i>Total Assets</i>	<u><u>142,792.52</u></u>
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**Liabilities & Equity**

Accounts Payable

Accounts Payable	12,933.20
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<u>Total Accounts Payable</u>	<u>12,933.20</u>
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Other Current Liabilities

Prepaid Owner Assessments	13,107.37
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<u>Total Other Current Liabilities</u>	<u>13,107.37</u>
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Equity

Retained Earnings	189,323.52
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Net Income:	(72,571.57)
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<u>Total Equity</u>	<u>116,751.95</u>
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<i>Total Liabilities &amp; Equity</i>	<u><u>142,792.52</u></u>
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# The Boulevard Condominium Association, Inc.

## Budget Comparison

Period 12/1/2016 to 12/31/2016 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	17,380.00	17,400.00	(20.00)	0.11%	208,155.00	208,200.00	(45.00)	0.02%	208,200.00
Initial Assessment	0.00	166.63	(166.63)	100.00%	2,900.00	2,000.00	900.00	-45.00%	2,000.00
Late Fee Income	(20.00)	22.50	(42.50)	188.89%	700.00	270.00	430.00	-159.26%	270.00
Interest Income	0.24	8.37	(8.13)	97.13%	76.88	100.00	(23.12)	23.12%	100.00
Gate Remotes and Pool T	100.00	29.13	70.87	-243.29%	1,375.00	350.00	1,025.00	-292.86%	350.00
Compliance Fee Income	0.00	16.63	(16.63)	100.00%	0.00	200.00	(200.00)	100.00%	200.00
Prior Years Assessments	0.00	0.00	0.00	0.00%	0.00	55,000.00	(55,000.00)	100.00%	55,000.00
Misc. Admin. Fee	0.00	37.50	(37.50)	100.00%	1,050.00	450.00	600.00	-133.33%	450.00
NSF	0.00	8.37	(8.37)	100.00%	0.00	100.00	(100.00)	100.00%	100.00
<b>TOTAL Income</b>	<b>17,460.24</b>	<b>17,689.13</b>	<b>(228.89)</b>	<b>1.29%</b>	<b>214,256.88</b>	<b>266,670.00</b>	<b>(52,413.12)</b>	<b>19.65%</b>	<b>266,670.00</b>
<b>TOTAL Income</b>	<b>17,460.24</b>	<b>17,689.13</b>	<b>(228.89)</b>	<b>1.29%</b>	<b>214,256.88</b>	<b>266,670.00</b>	<b>(52,413.12)</b>	<b>19.65%</b>	<b>266,670.00</b>
<b>Expense</b>									
<b><u>Amenities</u></b>									
Pool Maintenance	216.50	458.37	241.87	52.77%	4,629.86	5,500.00	870.14	15.82%	5,500.00
Pool Supp. and Chemicals	122.32	208.37	86.05	41.30%	2,802.07	2,500.00	(302.07)	-12.08%	2,500.00
Pool Repairs	0.00	708.37	708.37	100.00%	65.00	8,500.00	8,435.00	99.24%	8,500.00
Gate Tags/Keys	0.00	0.00	0.00	0.00%	1,508.34	100.00	(1,408.34)	-1408.34%	100.00
Janitorial Contract	955.00	233.37	(721.63)	-309.22%	4,260.00	2,800.00	(1,460.00)	-52.14%	2,800.00
Amenity Center - Cleaning	0.00	0.00	0.00	0.00%	82.92	0.00	(82.92)	0.00%	0.00
Amenity Center - Repairs	0.00	166.63	166.63	100.00%	2,050.00	2,000.00	(50.00)	-2.50%	2,000.00
Amenity Supplies	0.00	41.63	41.63	100.00%	144.49	500.00	355.51	71.10%	500.00
<b>TOTAL Amenities</b>	<b>1,293.82</b>	<b>1,816.74</b>	<b>522.92</b>	<b>28.78%</b>	<b>15,542.68</b>	<b>21,900.00</b>	<b>6,357.32</b>	<b>29.03%</b>	<b>21,900.00</b>
<b><u>Committee Expenses</u></b>									
Social	0.00	0.00	0.00	0.00%	0.00	450.00	450.00	100.00%	450.00
Meetings	138.01	150.00	11.99	7.99%	138.01	150.00	11.99	7.99%	150.00
Web Site	0.00	0.00	0.00	0.00%	376.71	370.00	(6.71)	-1.81%	370.00
<b>TOTAL Committee Expense</b>	<b>138.01</b>	<b>150.00</b>	<b>11.99</b>	<b>7.99%</b>	<b>514.72</b>	<b>970.00</b>	<b>455.28</b>	<b>46.94%</b>	<b>970.00</b>
<b><u>Expenses</u></b>									
Management Fee	1,775.00	1,775.00	0.00	0.00%	21,300.00	21,300.00	0.00	0.00%	21,300.00
Administrative Fee	240.00	175.00	(65.00)	-37.14%	2,933.13	2,100.00	(833.13)	-39.67%	2,100.00
Accounting Fees	0.00	0.00	0.00	0.00%	300.00	335.00	35.00	10.45%	335.00
Bank Fees	0.00	8.37	8.37	100.00%	50.00	100.00	50.00	50.00%	100.00
Legal	0.00	333.37	333.37	100.00%	2,202.50	4,000.00	1,797.50	44.94%	4,000.00
Legal - Collections	0.00	250.00	250.00	100.00%	0.00	3,000.00	3,000.00	100.00%	3,000.00
Bad Debt Expense	0.00	0.00	0.00	0.00%	3,625.13	0.00	(3,625.13)	0.00%	0.00
Insurance	0.00	2,416.63	2,416.63	100.00%	40,100.00	29,000.00	(11,100.00)	-38.28%	29,000.00
Licenses & Permits	0.00	0.00	0.00	0.00%	335.00	200.00	(135.00)	-67.50%	200.00
<b>TOTAL Expenses</b>	<b>2,015.00</b>	<b>4,958.37</b>	<b>2,943.37</b>	<b>59.36%</b>	<b>70,845.76</b>	<b>60,035.00</b>	<b>(10,810.76)</b>	<b>-18.01%</b>	<b>60,035.00</b>
<b><u>Landscaping</u></b>									
Landscaping - Contract	5,759.79	3,076.13	(2,683.66)	-87.24%	62,234.94	36,914.00	(25,320.94)	-68.59%	36,914.00
Tree Service	0.00	1,400.00	1,400.00	100.00%	703.63	1,400.00	696.37	49.74%	1,400.00

# The Boulevard Condominium Association, Inc.

## Budget Comparison

Period 12/1/2016 to 12/31/2016 11:59:00 PM

	Current Period Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Landscaping - Other	0.00	833.37	833.37	100.00%	12,915.39	10,000.00	(2,915.39)	-29.15%	10,000.00
Irrigation Repairs	0.00	208.37	208.37	100.00%	454.06	2,500.00	2,045.94	81.84%	2,500.00
<b>TOTAL Landscaping</b>	<b>5,759.79</b>	<b>5,517.87</b>	<b>(241.92)</b>	<b>-4.38%</b>	<b>76,308.02</b>	<b>50,814.00</b>	<b>(25,494.02)</b>	<b>-50.17%</b>	<b>50,814.00</b>
<b><u>Maintenance</u></b>									
Electricity	1,039.38	1,166.63	127.25	10.91%	14,574.77	14,000.00	(574.77)	-4.11%	14,000.00
Water	1,138.57	1,000.00	(138.57)	-13.86%	13,753.81	12,000.00	(1,753.81)	-14.62%	12,000.00
Drainage Fee	1,315.37	1,320.69	5.32	0.40%	15,837.64	15,848.28	10.64	0.07%	15,848.28
Telephone	150.64	183.37	32.73	17.85%	2,528.92	2,200.00	(328.92)	-14.95%	2,200.00
Gate Repair	135.00	125.00	(10.00)	-8.00%	1,279.62	1,500.00	220.38	14.69%	1,500.00
Bldg. Repairs / Supplies	3,936.81	1,666.63	(2,270.18)	-136.21%	15,577.01	20,000.00	4,422.99	22.11%	20,000.00
Pest Control	627.85	666.63	38.78	5.82%	9,072.55	8,000.00	(1,072.55)	-13.41%	8,000.00
Electrical Repairs / Suppli	149.33	216.63	67.30	31.07%	4,365.86	2,600.00	(1,765.86)	-67.92%	2,600.00
Repairs - Fence	0.00	0.00	0.00	0.00%	1,400.00	0.00	(1,400.00)	0.00%	0.00
Plumbing	0.00	41.63	41.63	100.00%	540.76	500.00	(40.76)	-8.15%	500.00
General Maintenance Sup	125.04	16.63	(108.41)	-651.89%	194.32	200.00	5.68	2.84%	200.00
Doggie Bags/Signage	0.00	83.37	83.37	100.00%	1,731.21	1,000.00	(731.21)	-73.12%	1,000.00
On-Site Maintenance	0.00	416.63	416.63	100.00%	3,920.00	5,000.00	1,080.00	21.60%	5,000.00
<b>TOTAL Maintenance</b>	<b>8,617.99</b>	<b>6,903.84</b>	<b>(1,714.15)</b>	<b>-24.83%</b>	<b>84,776.47</b>	<b>82,848.28</b>	<b>(1,928.19)</b>	<b>-2.33%</b>	<b>82,848.28</b>
<b><u>Reserves</u></b>									
Roof Project	0.00	0.00	0.00	0.00%	25,000.00	0.00	(25,000.00)	0.00%	0.00
Signage	0.00	0.00	0.00	0.00%	627.85	0.00	(627.85)	0.00%	0.00
Contingency Reserve	0.00	7,500.00	7,500.00	100.00%	0.00	30,000.00	30,000.00	100.00%	30,000.00
Improvements	3,824.75	2,083.37	(1,741.38)	-83.58%	3,824.75	25,000.00	21,175.25	84.70%	25,000.00
<b>TOTAL Reserves</b>	<b>3,824.75</b>	<b>9,583.37</b>	<b>5,758.62</b>	<b>60.09%</b>	<b>29,452.60</b>	<b>55,000.00</b>	<b>25,547.40</b>	<b>46.45%</b>	<b>55,000.00</b>
<b><u>Security</u></b>									
Security - Personnel	838.94	733.12	(105.82)	-14.43%	9,009.08	8,797.44	(211.64)	-2.41%	8,797.44
Security Systems	27.01	31.25	4.24	13.57%	324.12	375.00	50.88	13.57%	375.00
APD Alarm Unit	0.00	41.63	41.63	100.00%	55.00	500.00	445.00	89.00%	500.00
<b>TOTAL Security</b>	<b>865.95</b>	<b>806.00</b>	<b>(59.95)</b>	<b>-7.44%</b>	<b>9,388.20</b>	<b>9,672.44</b>	<b>284.24</b>	<b>2.94%</b>	<b>9,672.44</b>
<b>TOTAL Expense</b>	<b>22,515.31</b>	<b>29,736.19</b>	<b>7,220.88</b>	<b>24.28%</b>	<b>286,828.45</b>	<b>281,239.72</b>	<b>(5,588.73)</b>	<b>-1.99%</b>	<b>281,239.72</b>
<b>Excess Revenue / Expense</b>	<b>(5,055.07)</b>	<b>(12,047.06)</b>	<b>6,991.99</b>	<b>58.04%</b>	<b>(72,571.57)</b>	<b>(14,569.72)</b>	<b>(58,001.85)</b>	<b>-398.10%</b>	<b>(14,569.72)</b>