

The Boulevard Condominium Association, Inc.

Balance Sheet

Period Through 08/31/2018

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**Assets**

Bank

CAB Checking 9,310.59  
CAB Money Market 27,104.49

Total Bank 36,415.08

Accounts Receivable

Accounts Receivable 1,855.00

Total Accounts Receivable 1,855.00

*Total Assets* 38,270.08

**Liabilities & Equity**

Accounts Payable

Accounts Payable 19,735.75

Total Accounts Payable 19,735.75

Other Current Liabilities

Prepaid Owner Assessments 16,096.53

Total Other Current Liabilities 16,096.53

Equity

Retained Earnings 8,115.70

Net Income: (5,677.90)

Total Equity 2,437.80

*Total Liabilities & Equity* 38,270.08

# The Boulevard Condominium Association, Inc.

## Budget Comparison

Period 8/1/2018 To 8/31/2018 11:59:00 PM

	Current Period Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Income</b>									
Assessment Income	18,600.00	18,600.00	0.00	0.00%	148,800.00	148,800.00	0.00	0.00%	223,200.00
Initial Assessment	0.00	333.33	(333.33)	100.00%	3,410.00	2,666.64	743.36	-27.88%	4,000.00
Late Fee Income	40.00	66.67	(26.67)	40.00%	160.00	533.36	(373.36)	70.00%	800.00
Interest Income	0.23	8.33	(8.10)	97.24%	2.70	66.64	(63.94)	95.95%	100.00
Gate Remotes and Pool T	0.00	33.33	(33.33)	100.00%	375.00	266.64	108.36	-40.64%	400.00
Compliance Fee Income	0.00	0.00	0.00	0.00%	0.00	100.00	(100.00)	100.00%	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	0.00	0.00	0.00	0.00%	600.00	150.00	450.00	-300.00%	300.00
NSF	0.00	0.00	0.00	0.00%	75.00	50.00	25.00	-50.00%	100.00
<b>TOTAL Income</b>	<b>18,640.23</b>	<b>19,041.66</b>	<b>(401.43)</b>	<b>2.11%</b>	<b>153,422.70</b>	<b>182,633.28</b>	<b>(29,210.58)</b>	<b>15.99%</b>	<b>259,100.00</b>
<b>TOTAL Income</b>	<b>18,640.23</b>	<b>19,041.66</b>	<b>(401.43)</b>	<b>2.11%</b>	<b>153,422.70</b>	<b>182,633.28</b>	<b>(29,210.58)</b>	<b>15.99%</b>	<b>259,100.00</b>
<b>Expense</b>									
<b>Amenities</b>									
Pool Maintenance	649.50	458.33	(191.17)	-41.71%	4,006.34	3,666.64	(339.70)	-9.26%	5,500.00
Pool Supp. and Chemicals	347.26	183.33	(163.93)	-89.42%	2,930.23	1,466.64	(1,463.59)	-99.79%	2,200.00
Pool Repairs	0.00	125.00	125.00	100.00%	75.00	1,000.00	925.00	92.50%	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%	1,755.00	2,666.64	911.64	34.19%	4,000.00
Amenity Center - Repairs	0.00	166.67	166.67	100.00%	159.00	1,333.36	1,174.36	88.08%	2,000.00
Amenity Supplies	51.62	41.67	(9.95)	-23.88%	376.31	333.36	(42.95)	-12.88%	500.00
<b>TOTAL Amenities</b>	<b>1,048.38</b>	<b>1,308.33</b>	<b>259.95</b>	<b>19.87%</b>	<b>10,210.48</b>	<b>10,666.64</b>	<b>456.16</b>	<b>4.28%</b>	<b>15,900.00</b>
<b>Committee Expenses</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>Expenses</b>									
Management Fee	1,775.00	1,775.00	0.00	0.00%	14,200.00	14,200.00	0.00	0.00%	21,300.00
Administrative Fee	336.75	250.00	(86.75)	-34.70%	3,092.87	2,000.00	(1,092.87)	-54.64%	3,000.00
Accounting Fees	300.00	0.00	(300.00)	0.00%	300.00	300.00	0.00	0.00%	300.00
Bank Fees	30.00	8.33	(21.67)	-260.14%	105.00	66.64	(38.36)	-57.56%	100.00
Legal	367.50	333.33	(34.17)	-10.25%	1,090.50	2,666.64	1,576.14	59.11%	4,000.00
Bad Debt Expense	0.00	16.67	16.67	100.00%	0.00	133.36	133.36	100.00%	200.00
Insurance	9,672.00	9,672.00	0.00	0.00%	33,881.62	33,881.12	(0.50)	0.00%	43,553.12
Licenses & Permits	221.00	0.00	(221.00)	0.00%	221.00	200.00	(21.00)	-10.50%	200.00
<b>TOTAL Expenses</b>	<b>12,702.25</b>	<b>12,055.33</b>	<b>(646.92)</b>	<b>-5.37%</b>	<b>52,890.99</b>	<b>53,447.76</b>	<b>556.77</b>	<b>1.04%</b>	<b>72,653.12</b>
<b>Landscaping</b>									
Landscaping - Contract	3,502.97	3,503.00	0.03	0.00%	30,667.95	30,333.00	(334.95)	-1.10%	44,345.00
Tree Service	0.00	0.00	0.00	0.00%	0.00	1,400.00	1,400.00	100.00%	1,400.00
Landscaping - Other	137.48	1,438.64	1,301.16	90.44%	348.57	6,815.92	6,467.35	94.89%	9,754.56
Irrigation Repairs	0.00	166.67	166.67	100.00%	124.49	1,333.36	1,208.87	90.66%	2,000.00

# The Boulevard Condominium Association, Inc.

## Budget Comparison

Period 8/1/2018 To 8/31/2018 11:59:00 PM

	Current Period Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
TOTAL Landscaping	3,640.45	5,108.31	1,467.86	28.73%	31,141.01	39,882.28	8,741.27	21.92%	57,499.56
<b><u>Maintenance</u></b>									
Electricity	1,077.11	1,000.00	(77.11)	-7.71%	8,556.68	8,000.00	(556.68)	-6.96%	12,000.00
Water	492.24	791.67	299.43	37.82%	3,223.85	6,333.36	3,109.51	49.10%	9,500.00
Drainage Fee	1,302.94	1,320.69	17.75	1.34%	10,423.52	10,565.52	142.00	1.34%	15,848.28
Telephone	274.00	216.67	(57.33)	-26.46%	2,064.25	1,733.36	(330.89)	-19.09%	2,600.00
Gate Repair	(589.58)	100.00	689.58	689.58%	2,766.70	800.00	(1,966.70)	-245.84%	1,200.00
Bldg. Repairs / Supplies	0.00	1,250.00	1,250.00	100.00%	9,855.00	10,000.00	145.00	1.45%	15,000.00
Pest Control	1,080.34	725.00	(355.34)	-49.01%	6,428.98	5,800.00	(628.98)	-10.84%	8,700.00
Electrical Repairs / Suppli	215.31	333.33	118.02	35.41%	2,135.71	2,666.64	530.93	19.91%	4,000.00
Repairs - Fence	0.00	66.67	66.67	100.00%	0.00	533.36	533.36	100.00%	800.00
Plumbing	0.00	50.00	50.00	100.00%	355.00	400.00	45.00	11.25%	600.00
Doggie Bags/Signage	0.00	83.33	83.33	100.00%	768.50	666.64	(101.86)	-15.28%	1,000.00
On-Site Maintenance	340.00	500.00	160.00	32.00%	3,227.38	4,000.00	772.62	19.32%	6,000.00
TOTAL Maintenance	4,192.36	6,437.36	2,245.00	34.87%	49,805.57	51,498.88	1,693.31	3.29%	77,248.28
<b><u>Reserves</u></b>									
Contingency Reserve	0.00	0.00	0.00	0.00%	0.00	11,160.00	11,160.00	100.00%	22,320.00
Improvements	0.00	750.00	750.00	100.00%	7,852.00	6,000.00	(1,852.00)	-30.87%	9,000.00
TOTAL Reserves	0.00	750.00	750.00	100.00%	7,852.00	17,160.00	9,308.00	54.24%	31,320.00
<b><u>Security</u></b>									
Security - Personnel	838.94	838.94	0.00	0.00%	6,711.52	6,711.52	0.00	0.00%	10,067.28
Security Systems	27.01	29.17	2.16	7.40%	216.08	233.36	17.28	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	865.95	868.11	2.16	0.25%	6,977.60	7,054.88	77.28	1.10%	10,527.28
TOTAL Expense	22,449.39	26,527.44	4,078.05	15.37%	159,100.60	180,090.44	20,989.84	11.66%	265,828.24
Excess Revenue / Expense	(3,809.16)	(7,485.78)	3,676.62	49.11%	(5,677.90)	2,542.84	(8,220.74)	323.29%	(6,728.24)