

Via Del Mar Condo Association
Balance Sheet
9/30/2020

	Phase 1	Phase 2	Master	Total
Cash				
1010 BBT Operating	\$53,794.68	\$48,912.86	\$12,856.75	\$115,564.29
1011 Due to/from Reserve				\$0.00
1020 BBT Reserve	\$19,028.27	\$33,540.95	\$23,449.38	\$76,018.60
Subtotal Cash	\$72,822.95	\$82,453.81	\$36,306.13	\$191,582.89
Other Assets				
1100 A/R Maintenance	\$0.00	\$0.00		\$0.00
1300 A/R Late Fees	\$0.00	\$0.00		\$0.00
1350 A/R Owners Other	\$0.00	\$0.00		\$0.00
1500 Prepaid Insurance			\$2,879.32	\$2,879.32
1525 Prepaid Expenses	\$57.00	\$40.50	\$0.00	\$97.50
1552 Due to/due from	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal Other	\$57.00	\$40.50	\$2,879.32	\$2,976.82
TOTAL ASSETS	\$72,879.95	\$82,494.31	\$39,185.45	\$194,559.71
Current Liabilities				
2010 Prepaid Owners Assesment	\$7,205.57	\$6,831.77		\$14,037.34
2015 Deferred Income	\$0.00	\$0.00		\$0.00
2900 Accounts Payable	\$4,146.52	\$431.18	\$76.82	\$4,654.52
2905 A/P Other - Accrued Exp.	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal Current Liabilities	\$11,352.09	\$7,262.95	\$76.82	\$18,691.86
Reserves				
3100 Roads	\$16,202.05	\$31,214.97		\$47,417.02
3103 Signage	\$544.04	-\$135.17		\$408.87
3104 Storm Improvements	\$2,000.16	\$2,000.08	\$2,000.15	\$6,000.39
3105 Shore Impovment		-\$0.02		-\$0.02
3110 Interest	\$282.02	\$461.09	\$375.10	\$1,118.21
3111 Pool			\$6,889.14	\$6,889.14
3112 Roof pool House			\$6,109.16	\$6,109.16
3114 Painting			\$793.70	\$793.70
3116 Furniture			\$2,260.55	\$2,260.55
3117 Pool Heater			\$5,021.58	\$5,021.58
Subtotal Reserves	\$19,028.27	\$33,540.95	\$23,449.38	\$76,018.60
Operating Funds				
3999 Retained Earnings	\$32,382.62	\$37,975.61	\$14,894.89	\$85,253.12
Current Years Net Income/Loss	\$10,116.97	\$5,964.80	\$764.36	\$16,846.13
3900 Prior Year Adjustment		-\$2,250.00		-\$2,250.00
Subtotal Equity	\$42,499.59	\$41,690.41	\$15,659.25	\$99,849.25
TOTAL LIABILITIES & FUND BALANCES	\$72,879.95	\$82,494.31	\$39,185.45	\$194,559.71
	\$0.00	\$0.00	\$0.00	\$0.00

Via Del Mar Condo Assoc. Inc
 Income/Expense Statement
 Sub-account: 001 VIA DEL MAR 1

Period: 09/01/20 to 09/30/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
04100-001	MAINTENANCE - VIA DEL MAR	5,417.49	5,413.55	3.94	48,757.39	48,721.95	35.44	64,962.62
04110-001	RESERVE - VDM 1	105.18	105.18	.00	946.62	946.62	.00	1,262.18
04300-001	LATE FEES - VIA DEL MAR 1	2.00	.00	2.00	.00	.00	.00	.00
04900-001	OTHER INC - VIA DEL MAR 1	(10.01)	.00	(10.01)	17.99	.00	17.99	.00
04910-001	INTEREST INC - VIA DEL MAR	.40	.00	.40	3.63	.00	3.63	.00
	Subtotal Income	5,515.06	5,518.73	(3.67)	49,725.63	49,668.57	57.06	66,224.80
EXPENSES								
ADMINISTRATIVE EXPENSE								
05025-001	CONDO DIV FEE- VDM 1	.00	.00	.00	152.00	152.00	.00	152.00
05050-001	LEGAL FEES - VIA DEL MAR 1	.00	20.83	20.83	.00	187.47	187.47	250.00
05400-001	MASTER ASSOC - VDM 1	2,328.20	2,328.20	.00	20,953.80	20,953.80	.00	27,938.42
	ADMINISTRATIVE EXPENSE	2,328.20	2,349.03	20.83	21,105.80	21,293.27	187.47	28,340.42
REPAIRS & MAINTENANCE								
06025-001	IRRIGATION R/MIT - VDM 1	.00	166.66	166.66	501.47	1,499.94	998.47	2,000.00
06075-001	PEST CONTROL - VIA DEL MAR 1	370.00	172.68	(197.32)	1,702.00	1,554.12	(147.88)	2,072.20
06125-001	GENERAL R/M - VIDM 1	.00	250.00	250.00	1,835.37	2,250.00	414.63	3,000.00
	REPAIRS & MAINTENANCE	370.00	589.34	219.34	4,038.84	5,304.06	1,265.22	7,072.20
LANDSCAPE EXPENSE								
07100-001	LAWN MAINT - VDM 1	1,174.68	1,175.00	.32	10,572.12	10,575.00	2.88	14,100.00
07125-001	LANDSCAPE REPLACMT - VDM 1	.00	583.33	583.33	.00	5,249.97	5,249.97	7,000.00
07150-001	TREE TRIMMING - VIA DEL MAR 1	.00	125.00	125.00	1,024.00	1,125.00	101.00	1,500.00
07160-001	SOD & MULCH	.00	300.00	300.00	.00	2,700.00	2,700.00	3,600.00
07175-001	FERT/ PEST CONTROL - VDM 1	.00	125.00	125.00	565.00	1,125.00	560.00	1,500.00
	LANDSCAPE EXPENSE	1,174.68	2,308.33	1,133.65	12,161.12	20,774.97	8,613.85	27,700.00
POOL EXPENSE								
	POOL EXPENSE	.00	.00	.00	.00	.00	.00	.00

SEPT. FINANCIALS

Via Del Mar Condo Assoc. Inc
 Income/Expense Statement
 Sub-account: 001 VIA DEL MAR 1

Period: 09/01/20 to 09/30/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
UTILITIES								
08528-001	ELECTRIC - VIA DEL MAR 1	17.16	29.16	12.00	193.61	262.44	68.83	350.00
08550-001	WATER/ SEWER - VDM 1	129.36	125.00	(4.36)	1,162.67	1,125.00	(37.67)	1,500.00
	UTILITIES	146.52	154.16	7.64	1,356.28	1,387.44	31.16	1,850.00
RESERVES								
09510-001	RESERV-RD SEAL-VDM 1	86.58	86.58	.00	779.22	779.22	.00	1,039.02
09530-001	RESERV SIGNAGE -VDM 1	18.58	18.59	.01	167.22	167.31	.09	223.13
09580-001	RESERVES STORM IMPROVEMEN	.02	.00	(.02)	.18	.00	(.18)	.03
	RESERVES	105.18	105.17	(.01)	946.62	946.53	(.09)	1,262.18
	TOTAL EXPENSES	4,124.58	5,506.03	1,381.45	39,608.66	49,706.27	10,097.61	66,224.80
	Current Year Net Income/(loss)	1,390.48	12.70	1,377.78	10,116.97	(37.70)	10,154.67	.00
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Via Del Mar Condo Assoc. Inc
Income/Expense Statement
Sub-account: 002 VIA DEL MAR 2

Period: 09/01/20 to 09/30/20

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
04100-002	MAINTENANCE - VIA DEL MAR	4,604.24	4,854.78	(250.54)	41,438.16	43,693.02	(2,254.86)	58,257.39
04110-002	RESERVE-VDM 2	231.76	231.76	.00	2,085.84	2,085.84	.00	2,781.16
04300-002	LATE FEES - VIA DEL MAR 2	.00	.00	.00	92.00	.00	92.00	.00
04400-002	APPLICATION FEES - VIA DEL MA	.00	.00	.00	75.00	.00	75.00	.00
04900-002	OTHER INC - VIA DEL MAR 2	250.00	.00	250.00	2,250.00	.00	2,250.00	.00
04910-002	INTEREST INC - VIA DEL MAR	.40	.00	.40	3.65	.00	3.65	.00
	Subtotal Income	5,086.40	5,086.54	(.14)	45,944.65	45,778.86	165.79	61,038.55
EXPENSES								
ADMINISTRATIVE EXPENSE								
05025-002	CONDO DIV FEE VDM 2	.00	.00	.00	108.00	108.00	.00	108.00
05050-002	LEGAL FEES - VIA DEL MAR 2	.00	20.83	20.83	.00	187.47	187.47	250.00
05400-002	MASTER ASSOC - VDM 2	1,654.25	1,654.24	(.01)	14,888.25	14,888.16	(.09)	19,850.99
	ADMINISTRATIVE EXPENSE	1,654.25	1,675.07	20.82	14,996.25	15,183.63	187.38	20,208.99
REPAIRS & MAINTENANCE								
06025-002	IRRIGATION RR/M - VDM 2	.00	291.66	291.66	1,018.00	2,624.94	1,606.94	3,500.00
06075-002	PEST CONTROL - VIA DEL MAR 2	280.00	180.28	(99.72)	1,964.59	1,622.52	(342.07)	2,163.40
06125-002	GENERAL R/MT - VDM 2	268.32	250.00	(18.32)	1,718.34	2,250.00	531.66	3,000.00
06130-002	FOUNTAIN MAINT-VDM 2	.00	41.66	41.66	333.09	374.94	41.85	500.00
	REPAIRS & MAINTENANCE	548.32	763.60	215.28	5,034.02	6,872.40	1,838.38	9,163.40
LANDSCAPE EXPENSE								
07100-002	LAWN MAINT - VDM 2	1,311.19	1,311.25	.06	11,800.71	11,801.25	.54	15,735.00
07125-002	LANDSCAPE REPLACMT - VDM 2	.00	416.66	416.66	2,629.00	3,749.94	1,120.94	5,000.00
07150-002	TREE TRIMMING - VIA DEL MAR 2	.00	250.00	250.00	2,710.00	2,250.00	(460.00)	3,000.00
07160-002	SOD & MULCH	.00	250.00	250.00	.00	2,250.00	2,250.00	3,000.00
07175-002	FERT/PEST CONTROL - VDM 2	.00	166.66	166.66	625.00	1,499.94	874.94	2,000.00
	LANDSCAPE EXPENSE	1,311.19	2,394.57	1,083.38	17,764.71	21,551.13	3,786.42	28,735.00
POOL EXPENSE								
	POOL EXPENSE	.00	.00	.00	.00	.00	.00	.00

Via Del Mar Condo Assoc. Inc
 Income/Expense Statement
 Sub-account: 002 VIA DEL MAR 2

Period: 09/01/20 to 09/30/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
UTILITIES								
08528-002	ELECTRIC - VIA DEL MAR 2	11.18	12.50	1.32	99.03	112.50	13.47	150.00
	UTILITIES	11.18	12.50	1.32	99.03	112.50	13.47	150.00
RESERVES								
09520-002	RESERV-RD RESURF-VDM 2	218.33	218.33	.00	1,964.97	1,964.97	.00	2,620.00
09530-002	RESERV-SIGNAGE VDM 2	13.43	13.43	.00	120.87	120.87	.00	161.16
	RESERVES	231.76	231.76	.00	2,085.84	2,085.84	.00	2,781.16
	TOTAL EXPENSES	3,756.70	5,077.50	1,320.80	39,979.85	45,805.50	5,825.65	61,038.55
	Current Year Net Income/(loss)	1,329.70	9.04	1,320.66	5,964.80	(26.64)	5,991.44	.00
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Via Del Mar Condo Assoc. Inc
 Income/Expense Statement
 Sub-account: 003 VIA DEL MAR MASTER

Period: 09/01/20 to 09/30/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
04100-003	MAINTENANCE - VIA DEL MAR	3,856.70	3,856.70	.00	34,710.30	34,710.30	.00	46,280.40
04110-003	RESERVE - MAST	125.75	125.75	.00	1,131.75	1,131.75	.00	1,509.01
04910-003	INTEREST INC - VIA DEL MAR	.09	.00	.09	.56	.00	.56	.00
	Subtotal Income	3,982.54	3,982.45	.09	35,842.61	35,842.05	.56	47,789.41
EXPENSES:								
ADMINISTRATIVE EXPENSE								
05025-003	Condo Division Fee	.00	.00	.00	4.00	4.00	.00	4.00
05050-003	LEGAL FEES - VDM MAST	.00	83.33	83.33	1,111.50	749.97	(361.53)	1,000.00
05075-003	INSURANCE - VDM MASTER	907.77	708.33	(199.44)	8,174.93	6,374.97	(1,799.96)	8,500.00
05100-003	MANAGEMENT - VDM MAST	875.00	875.00	.00	8,005.00	7,875.00	(130.00)	10,500.00
05150-003	ACCOUNTING FEES - VDM MSTR	520.00	520.00	.00	4,680.00	4,680.00	.00	6,240.00
05160-003	Annual Financial Review	.00	83.33	83.33	1,000.00	749.97	(250.03)	1,000.00
05200-003	POSTAGE/PRIN/ADMIN - VDM MAS	69.91	166.66	96.75	1,743.42	1,499.94	(243.48)	2,000.00
05275-003	LICENSES & FEES - VDM MSTR	.00	26.66	26.66	311.25	239.94	(71.31)	320.00
	ADMINISTRATIVE EXPENSE	2,372.68	2,463.31	90.63	25,030.10	22,173.79	(2,856.31)	29,564.00
REPAIRS & MAINTENANCE								
06025-003	IRRIGATION RR/M - VDM MAST	.00	25.00	25.00	.00	225.00	225.00	300.00
06030-003	PEST CONTROL - VDM	.00	4.70	4.70	56.00	42.30	(13.70)	56.40
06125-003	GENERAL R/M - VDM MAST	(58.32)	166.66	224.98	729.29	1,499.94	770.65	2,000.00
06150-003	JANITORIAL - VIA DEL MAST	.00	238.33	238.33	1,155.00	2,144.97	989.97	2,860.00
	REPAIRS & MAINTENANCE	(58.32)	434.69	493.01	1,940.29	3,912.21	1,971.92	5,216.40
LANDSCAPE EXPENSE								
07125-003	LANDSCAPE REPLACMT - VDM MA	.00	33.33	33.33	.00	299.97	299.97	400.00
	LANDSCAPE EXPENSE	.00	33.33	33.33	.00	299.97	299.97	400.00
POOL EXPENSE								
08100-003	POOL SERVICE - VDM MAST	300.00	300.00	.00	2,700.00	2,700.00	.00	3,600.00
08110-003	POOL REPAIRS - VDM MAST	.00	83.33	83.33	340.00	749.97	409.97	1,000.00
	POOL EXPENSE	300.00	383.33	83.33	3,040.00	3,449.97	409.97	4,600.00

Via Del Mar Condo Assoc. Inc
 Income/Expense Statement
 Sub-account: 003 VIA DEL MAR MASTER

Period: 09/01/20 to 09/30/20

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
UTILITIES								
08528-003	ELECTRIC - VDM MASTER	162.95	375.00	212.05	2,470.66	3,375.00	904.34	4,500.00
08550-003	WATER/SEWER - VDM MAST	76.82	166.66	89.84	1,465.45	1,499.94	34.49	2,000.00
	UTILITIES	239.77	541.66	301.89	3,936.11	4,874.94	938.83	6,500.00
RESERVES								
09525-003	RESERVE POOL-VDM MSTR	65.26	65.25	(.01)	587.34	587.33	(.01)	783.08
09555-003	RESERVE PAINTING-VDM MSTR	5.42	5.41	(.01)	48.78	48.69	(.09)	65.03
09570-003	RESERVE FURNITURE-VDM MSTR	18.94	18.94	.00	170.46	170.46	.00	227.31
09575-003	RESERVE POOL HEATERS-VDM M	36.13	36.13	.00	325.17	325.17	.00	433.59
	RESERVES	125.75	125.73	(.02)	1,131.75	1,131.65	(.10)	1,509.01
	TOTAL EXPENSES	2,979.88	3,982.05	1,002.17	35,078.25	35,842.53	764.28	47,789.41
	Current Year Net Income/(loss)	1,002.66	.40	1,002.26	764.36	(.48)	764.84	.00

Via del Mar
Schedule of Changes in Reserve Fund Balances
September 30, 2020

MASTER	Balance 12/31/19	Additions to Fund	Charges to Fund	Balance 09/30/20
3104 Reserve Storm Improvements	2,000.15	-		2,000.15
3111 Reserve Pool	6,301.82	587.35		6,889.17
3112 Reserve Roof	8,873.16	-	(2,764.00)	6,109.16
3114 Reserve Painting	744.92	48.73		793.65
3116 Reserve Pool furniture	2,090.09	170.47		2,260.56
3117 Reserve Pool Heaters	4,696.39	325.19		5,021.58
3110 Interest/bank charges	292.69	82.41		375.10
TOTAL RESERVE FUNDS	24,999.22	1,214.16	(2,764.00)	23,449.38

PHASE I	Balance 12/31/19	Additions to Fund	Charges to Fund	Balance 09/30/20
3100 Reserve Roads	15,422.83	779.24		16,202.07
3103 Reserve Signage	376.82	167.28	-	544.10
3104 Reserve Storm improvement	1,999.98	0.10		2,000.08
3110 Interest/bank charges	222.46	59.56		282.02
TOTAL RESERVE FUNDS	18,022.09	1,006.18	-	19,028.27

PHASE II	Balance 12/31/18	Additions to Fund	Charges to Fund	Balance 09/30/20
3100 Reserve Road resealing	29,250.00	1,965.00		31,215.00
3103 Reserve Signage	(256.04)	120.84	-	(135.20)
3104 Reserve Storm improvements	2,000.08			2,000.08
3105 Reserve Shore reinforcement	(0.02)	-	-	(0.02)
3110 Interest/bank charges	357.18	103.91		461.09
TOTAL RESERVE FUNDS	31,351.20	2,189.75	-	33,540.95

GRAND TOTAL ALL RESERVE FUNDS 74,372.51 4,410.08 (2,764.00) 76,018.59

Reserve Available Cash - Bank Balances

Bank Accounts-Master	Current Balance
BB&T Reserves	23,449.38
Due From (to) Operating	-
	<u>23,449.38</u>

Bank Accounts-Phase I	Current Balance
BB&T Reserves	19,028.27
Due From (to) Operating	-
	<u>19,028.27</u>

Bank Accounts-Phase II	Current Balance
BB&T Reserves	33,540.95
Due From (to) Operating	-
	<u>33,540.95</u>