

## Via Del Mar Condo Association

## Balance Sheet

2/29/2020

	Phase 1	Phase 2	Master	Total
<b>Cash</b>				
1010 BBT Operating	\$47,253.53	\$47,714.64	\$6,621.51	\$101,589.68
1011 Due to/from Reserve				\$0.00
1020 BBT Reserve	\$18,269.30	\$31,878.90	\$25,301.80	\$75,450.00
Subtotal Cash	\$65,522.83	\$79,593.54	\$31,923.31	\$177,039.68
<b>Other Assets</b>				
1100 A/R Maintenance	\$14.00	\$1,561.00		\$1,575.00
1300 A/R Late Fees	\$0.00	\$75.00		\$75.00
1350 A/R Owners Other	\$4.00	\$0.00		\$4.00
1500 Prepaid Insurance			\$8,611.37	\$8,611.37
1525 Prepaid Expenses	\$152.00	\$162.00	\$0.00	\$314.00
1552 Due to/due from	-\$437.00	\$437.00	\$0.00	\$0.00
Subtotal Other	-\$267.00	\$2,235.00	\$8,611.37	\$10,579.37
<b>TOTAL ASSETS</b>	<b>\$65,255.83</b>	<b>\$81,828.54</b>	<b>\$40,534.68</b>	<b>\$187,619.05</b>
<b>Current Liabilities</b>				
2010 Prepaid Owners Assesment	\$2,408.57	\$4,517.77		\$6,926.34
2015 Deferred Income	\$5,522.66	\$4,836.00		\$10,358.66
2900 Accounts Payable	\$4,173.94	\$11.10	\$127.80	\$4,312.84
2905 A/P Other - Accrued Exp.	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal Current Liabilities	\$12,105.17	\$9,364.87	\$127.80	\$21,597.84
<b>Reserves</b>				
3100 Roads	\$15,595.99	\$29,686.66		\$45,282.65
3103 Signage	\$413.98	-\$229.18		\$184.80
3104 Storm Improvements	\$2,000.02	\$2,000.08	\$2,000.15	\$6,000.25
3105 Shore Impovment		-\$0.02		-\$0.02
3110 Interest	\$259.31	\$421.36	\$343.77	\$1,024.44
3111 Pool			\$6,432.32	\$6,432.32
3112 Roof pool House			\$8,873.16	\$8,873.16
3114 Painting			\$755.76	\$755.76
3116 Furniture			\$2,127.97	\$2,127.97
3117 Pool Heater			\$4,768.67	\$4,768.67
Subtotal Reserves	\$18,269.30	\$31,878.90	\$25,301.80	\$75,450.00
<b>Operating Funds</b>				
3999 Retained Earnings	\$32,382.62	\$37,975.61	\$14,894.89	\$85,253.12
Current Years Net Income/Loss	\$2,498.74	\$3,109.16	\$210.19	\$5,818.09
3900 Prior Year Adjustment		-\$500.00		-\$500.00
Subtotal Equity	\$34,881.36	\$40,584.77	\$15,105.08	\$90,571.21
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$65,255.83</b>	<b>\$81,828.54</b>	<b>\$40,534.68</b>	<b>\$187,619.05</b>
	\$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: 02/01/20 to 02/29/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
<b>INCOME:</b>								
04100-001	MAINTENANCE - VIA DEL MAR	5,417.49	5,413.55	3.94	10,834.98	10,827.10	7.88	64,962.62
04110-001	RESERVE - VDM 1	105.18	105.18	.00	210.36	210.36	.00	1,262.18
04910-001	INTEREST INC - VIA DEL MAR	.37	.00	.37	.78	.00	.78	.00
	Subtotal Income	5,523.04	5,518.73	4.31	11,046.12	11,037.46	8.66	66,224.80
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSE</b>								
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	41.66	41.66	250.00
05400-001	MASTER ASSOC - VDM 1	2,328.20	2,328.20	.00	4,656.40	4,656.40	.00	27,938.42
	ADMINISTRATIVE EXPENSE	2,328.20	2,349.03	20.83	4,808.40	4,850.06	41.66	28,340.42
<b>REPAIRS &amp; MAINTENANCE</b>								
06025-001	IRRIGATION R/MIT - VDM 1	.00	166.66	166.66	65.00	333.32	268.32	2,000.00
06075-001	PEST CONTROL - VIA DEL MAR 1	370.00	172.68	(197.32)	370.00	345.36	(24.64)	2,072.20
06125-001	GENERAL R/M - VIDM 1	194.00	250.00	56.00	194.00	500.00	306.00	3,000.00
	REPAIRS & MAINTENANCE	564.00	589.34	25.34	629.00	1,178.68	549.68	7,072.20
<b>LANDSCAPE EXPENSE</b>								
07100-001	LAWN MAINT - VDM 1	1,174.68	1,175.00	.32	2,349.36	2,350.00	.64	14,100.00
07125-001	LANDSCAPE REPLACMT - VDM 1	.00	583.33	583.33	.00	1,166.66	1,166.66	7,000.00
07150-001	TREE TRIMMING - VIA DEL MAR 1	.00	125.00	125.00	.00	250.00	250.00	1,500.00
07160-001	SOD & MULCH	.00	300.00	300.00	.00	600.00	600.00	3,600.00
07175-001	FERT/ PEST CONTROL - VDM 1	213.00	125.00	(88.00)	213.00	250.00	37.00	1,500.00
	LANDSCAPE EXPENSE	1,387.68	2,308.33	920.65	2,562.36	4,616.66	2,054.30	27,700.00
<b>POOL EXPENSE</b>								
	POOL EXPENSE	.00	.00	.00	.00	.00	.00	.00

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

Period: 02/01/20 to 02/29/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>UTILITIES</b>								
08528-001	ELECTRIC - VIA DEL MAR 1	26.02	29.16	3.14	54.01	58.32	4.31	350.00
08550-001	WATER/ SEWER - VDM 1	147.92	125.00	(22.92)	283.25	250.00	(33.25)	1,500.00
	<b>UTILITIES</b>	<b>173.94</b>	<b>154.16</b>	<b>(19.78)</b>	<b>337.26</b>	<b>308.32</b>	<b>(28.94)</b>	<b>1,850.00</b>
<b>RESERVES</b>								
09510-001	RESERV-RD SEAL-VDM 1	86.58	86.58	.00	173.16	173.16	.00	1,039.02
09530-001	RESERV SIGNAGE -VDM 1	18.58	18.59	.01	37.16	37.18	.02	223.13
09580-001	RESERVES STORM IMPROVEMEN	.02	.00	(.02)	.04	.00	(.04)	.03
	<b>RESERVES</b>	<b>105.18</b>	<b>105.17</b>	<b>(.01)</b>	<b>210.36</b>	<b>210.34</b>	<b>(.02)</b>	<b>1,262.18</b>
	<b>TOTAL EXPENSES</b>	<b>4,559.00</b>	<b>5,506.03</b>	<b>947.03</b>	<b>8,547.38</b>	<b>11,164.06</b>	<b>2,616.68</b>	<b>66,224.80</b>
	<b>Current Year Net Income/(loss)</b>	<b>964.04</b>	<b>12.70</b>	<b>951.34</b>	<b>2,498.74</b>	<b>(126.60)</b>	<b>2,625.34</b>	<b>.00</b>
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**Via Del Mar Condo Assoc. Inc**  
Income/Expense Statement  
Sub-account: 002 VIA DEL MAR 2

Period: 02/01/20 to 02/29/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04100-002	MAINTENANCE - VIA DEL MAR	4,604.24	4,854.78	(250.54)	9,208.48	9,709.56	(501.08)	58,257.39
04110-002	RESERVE-VDM 2	231.76	231.76	.00	463.52	463.52	.00	2,781.16
04300-002	LATE FEES - VIA DEL MAR 2	.00	.00	.00	50.00	.00	50.00	.00
04400-002	APPLICATION FEES - VIA DEL MA	75.00	.00	75.00	75.00	.00	75.00	.00
04900-002	OTHER INC - VIA DEL MAR 2	250.00	.00	250.00	500.00	.00	500.00	.00
04910-002	INTEREST INC - VIA DEL MAR	.37	.00	.37	.79	.00	.79	.00
	<b>Subtotal Income</b>	<b>5,161.37</b>	<b>5,086.54</b>	<b>74.83</b>	<b>10,297.79</b>	<b>10,173.08</b>	<b>124.71</b>	<b>61,038.55</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSE</b>								
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	41.66	41.66	250.00
05400-002	MASTER ASSOC - VDM 2	1,654.25	1,654.24	(.01)	3,308.50	3,308.48	(.02)	19,850.99
	<b>ADMINISTRATIVE EXPENSE</b>	<b>1,654.25</b>	<b>1,675.07</b>	<b>20.82</b>	<b>3,416.50</b>	<b>3,458.14</b>	<b>41.64</b>	<b>20,208.99</b>
<b>REPAIRS &amp; MAINTENANCE</b>								
06025-002	IRRIGATION RR/M - VDM 2	.00	291.66	291.66	.00	583.32	583.32	3,500.00
06075-002	PEST CONTROL - VIA DEL MAR 2	280.00	180.28	(99.72)	280.00	360.56	80.56	2,163.40
06125-002	GENERAL R/MT - VDM 2	.00	250.00	250.00	.00	500.00	500.00	3,000.00
06130-002	FOUNTAIN MAINT-VDM 2	.00	41.66	41.66	111.03	83.32	(27.71)	500.00
	<b>REPAIRS &amp; MAINTENANCE</b>	<b>280.00</b>	<b>763.60</b>	<b>483.60</b>	<b>391.03</b>	<b>1,527.20</b>	<b>1,136.17</b>	<b>9,163.40</b>
<b>LANDSCAPE EXPENSE</b>								
07100-002	LAWN MAINT - VDM 2	1,311.19	1,311.25	.06	2,622.38	2,622.50	.12	15,735.00
07125-002	LANDSCAPE REPLACMT - VDM 2	.00	416.66	416.66	.00	833.32	833.32	5,000.00
07150-002	TREE TRIMMING - VIA DEL MAR 2	.00	250.00	250.00	.00	500.00	500.00	3,000.00
07160-002	SOD & MULCH	.00	250.00	250.00	.00	500.00	500.00	3,000.00
07175-002	FERT/PEST CONTROL - VDM 2	273.00	166.66	(106.34)	273.00	333.32	60.32	2,000.00
	<b>LANDSCAPE EXPENSE</b>	<b>1,584.19</b>	<b>2,394.57</b>	<b>810.38</b>	<b>2,895.38</b>	<b>4,789.14</b>	<b>1,893.76</b>	<b>28,735.00</b>
<b>POOL EXPENSE</b>								
	<b>POOL EXPENSE</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>

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

Period: 02/01/20 to 02/29/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
UTILITIES								
08528-002	ELECTRIC - VIA DEL MAR 2	11.10	12.50	1.40	22.20	25.00	2.80	150.00
	UTILITIES	11.10	12.50	1.40	22.20	25.00	2.80	150.00
RESERVES								
09520-002	RESERV-RD RESURF-VDM 2	218.33	218.33	.00	436.66	436.66	.00	2,620.00
09530-002	RESERV-SIGNAGE VDM 2	13.43	13.43	.00	26.86	26.86	.00	161.16
	RESERVES	231.76	231.76	.00	463.52	463.52	.00	2,781.16
	TOTAL EXPENSES	3,761.30	5,077.50	1,316.20	7,188.63	10,263.00	3,074.37	61,038.55
	Current Year Net Income/(loss)	1,400.07	9.04	1,391.03	3,109.16	(89.92)	3,199.08	.00

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

Period: 02/01/20 to 02/29/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04100-003	MAINTENANCE - VIA DEL MAR	3,856.70	3,856.70	.00	7,713.40	7,713.40	.00	46,280.40
04110-003	RESERVE - MAST	125.75	125.75	.00	251.50	251.50	.00	1,509.01
04910-003	INTEREST INC - VIA DEL MAR	.05	.00	.05	.11	.00	.11	.00
	<b>Subtotal Income</b>	<b>3,982.50</b>	<b>3,982.45</b>	<b>.05</b>	<b>7,965.01</b>	<b>7,964.90</b>	<b>.11</b>	<b>47,789.41</b>
<b>EXPENSES</b>								
<b>ADMINISTRATIVE EXPENSE</b>								
05025-003	Condo Division Fee	.00	.00	.00	4.00	4.00	.00	4.00
05050-003	LEGAL FEES - VDM MAST	39.00	83.33	44.33	39.00	166.66	127.66	1,000.00
05075-003	INSURANCE - VDM MASTER	909.44	708.33	(201.11)	1,818.88	1,416.66	(402.22)	8,500.00
05100-003	MANAGEMENT - VDM MAST	875.00	875.00	.00	1,750.00	1,750.00	.00	10,500.00
05150-003	ACCOUNTING FEES - VDM MSTR	520.00	520.00	.00	1,040.00	1,040.00	.00	6,240.00
05160-003	Annual Financial Review	.00	83.33	83.33	.00	166.66	166.66	1,000.00
05200-003	POSTAGE/PRIN/ADMIN - VDM MAS	377.69	166.66	(211.03)	446.91	333.32	(113.59)	2,000.00
05275-003	LICENSES & FEES - VDM MSTR	.00	26.66	26.66	.00	53.32	53.32	320.00
	<b>ADMINISTRATIVE EXPENSE</b>	<b>2,721.13</b>	<b>2,463.31</b>	<b>(257.82)</b>	<b>5,098.79</b>	<b>4,930.62</b>	<b>(168.17)</b>	<b>29,564.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>								
06025-003	IRRIGATION RR/M - VDM MAST	.00	25.00	25.00	.00	50.00	50.00	300.00
06030-003	PEST CONTROL	.00	4.70	4.70	.00	9.40	9.40	56.40
06125-003	GENERAL R/M - VDM MAST	.00	166.66	166.66	.00	333.32	333.32	2,000.00
06150-003	JANITORIAL - VIA DEL MAST	220.00	238.33	18.33	440.00	476.66	36.66	2,860.00
	<b>REPAIRS &amp; MAINTENANCE</b>	<b>220.00</b>	<b>434.69</b>	<b>214.69</b>	<b>440.00</b>	<b>869.38</b>	<b>429.38</b>	<b>5,216.40</b>
<b>LANDSCAPE EXPENSE</b>								
07125-003	LANDSCAPE REPLACMT - VDM MA	.00	33.33	33.33	.00	66.66	66.66	400.00
	<b>LANDSCAPE EXPENSE</b>	<b>.00</b>	<b>33.33</b>	<b>33.33</b>	<b>.00</b>	<b>66.66</b>	<b>66.66</b>	<b>400.00</b>
<b>POOL EXPENSE</b>								
08100-003	POOL SERVICE - VDM MAST	300.00	300.00	.00	600.00	600.00	.00	3,600.00
08110-003	POOL REPAIRS - VDM MAST	.00	83.33	83.33	.00	166.66	166.66	1,000.00
	<b>POOL EXPENSE</b>	<b>300.00</b>	<b>383.33</b>	<b>83.33</b>	<b>600.00</b>	<b>766.66</b>	<b>166.66</b>	<b>4,600.00</b>

**Via Del Mar Condo Assoc. Inc**

Income/Expense Statement

Sub-account: 003 VIA DEL MAR MASTER

Period: 02/01/20 to 02/29/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
<b>UTILITIES</b>								
08528-003	ELECTRIC - VDM MASTER	467.50	375.00	(92.50)	968.69	750.00	(218.69)	4,500.00
08550-003	WATER/SEWER - VDM MAST	127.80	166.66	38.86	395.84	333.32	(62.52)	2,000.00
	<b>UTILITIES</b>	<b>595.30</b>	<b>541.66</b>	<b>(53.64)</b>	<b>1,364.53</b>	<b>1,083.32</b>	<b>(281.21)</b>	<b>6,500.00</b>
<b>RESERVES</b>								
09525-003	RESERVE POOL-VDM MSTR	65.26	65.26	.00	130.52	130.52	.00	783.08
09555-003	RESERVE PAINTING-VDM MSTR	5.42	5.41	(.01)	10.84	10.82	(.02)	65.03
09570-003	RESERVE FURNITURE-VDM MSTR	18.94	18.94	.00	37.88	37.88	.00	227.31
09575-003	RESERVE POOL HEATERS-VDM M	36.13	36.13	.00	72.26	72.26	.00	433.59
	<b>RESERVES</b>	<b>125.75</b>	<b>125.74</b>	<b>(.01)</b>	<b>251.50</b>	<b>251.48</b>	<b>(.02)</b>	<b>1,509.01</b>
	<b>TOTAL EXPENSES</b>	<b>3,962.18</b>	<b>3,982.06</b>	<b>19.88</b>	<b>7,754.82</b>	<b>7,968.12</b>	<b>213.30</b>	<b>47,789.41</b>
	<b>Current Year Net Income/(loss)</b>	<b>20.32</b>	<b>.39</b>	<b>19.93</b>	<b>210.19</b>	<b>(3.22)</b>	<b>213.41</b>	<b>.00</b>
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Via del Mar  
 Schedule of Changes in Reserve Fund Balances  
 February 29, 2020

MASTER	Balance 12/31/19	Additions to Fund	Charges to Fund	Balance 02/29/20
3104 Reserve Storm Improvements	2,000.15	-		2,000.15
3111 Reserve Pool	6,301.82	130.52		6,432.34
3112 Reserve Roof	8,873.16	-		8,873.16
3114 Reserve Painting	744.92	10.84		755.76
3116 Reserve Pool furniture	2,090.09	37.88		2,127.97
3117 Reserve Pool Heaters	4,696.39	72.28		4,768.67
3110 Interest/bank charges	292.69	51.08		343.77
<b>TOTAL RESERVE FUNDS</b>	<b>24,999.22</b>	<b>302.58</b>	<b>-</b>	<b>25,301.80</b>

PHASE I	Balance 12/31/19	Additions to Fund	Charges to Fund	Balance 02/29/20
3100 Reserve Roads	15,422.83	173.17		15,596.00
3103 Reserve Signage	376.82	37.19	-	414.01
3104 Reserve Storm improvement	1,999.98	0.01		1,999.99
3110 Interest/bank charges	222.46	36.85		259.31
<b>TOTAL RESERVE FUNDS</b>	<b>18,022.09</b>	<b>247.22</b>	<b>-</b>	<b>18,269.30</b>

PHASE II	Balance 12/31/18	Additions to Fund	Charges to Fund	Balance 02/29/20
3100 Reserve Road resealing	29,250.00	436.66		29,686.66
3103 Reserve Signage	(256.04)	26.86	-	(229.18)
3104 Reserve Storm improvements	2,000.08			2,000.08
3105 Reserve Shore reinforcement	(0.02)	-	-	(0.02)
3110 Interest/bank charges	357.18	64.18		421.36
<b>TOTAL RESERVE FUNDS</b>	<b>31,351.20</b>	<b>527.70</b>	<b>-</b>	<b>31,878.90</b>

**GRAND TOTAL ALL RESERVE FUNDS**      **74,372.51**      **1,077.50**      **-**      **75,450.00**

**Reserve Available Cash - Bank Balances**

<b>Bank Accounts-Master</b>	Current
BB&T Reserves	Balance
Due From (to) Operating	25,301.80
	-
	<u>25,301.80</u>

<b>Bank Accounts-Phase I</b>	Current
BB&T Reserves	Balance
Due From (to) Operating	18,269.30
	-
	<u>18,269.30</u>

<b>Bank Accounts-Phase II</b>	Current
BB&T Reserves	Balance
Due From (to) Operating	31,878.90
	-
	<u>31,878.90</u>