

Coronado Shores Condominium #10 aka La Princesa Balance Sheet

	Year Ended 12/31/2017	Year To Date 01/31/2018	
	Actual	Actual	Period Diff
Assets			
Current Assets			
Cash			
1120 - Operating: SD Private Bank #2916	\$ (16,551)	\$ 94,415	\$ 110,966
1125 - Operating: SD Private Bank #3547	15,802	15,807	5
Total Cash	(749)	110,222	110,971
Accounts Receivable			
1210 - Assessments	51,483	70,130	18,647
1215 - Assessment Clearing	76,974	0	(76,974)
1285 - Allowance for Doubtful Accounts	(5,046)	(5,047)	0
1299 - Receivables in Transit	7,532	7,479	(54)
Total Accounts Receivable	130,943	72,562	(58,381)
Prepaid			
1311 - Prepaid Taxes: California	10	10	0
1320 - Prepaid Insurance	9,523	21,652	12,129
1330 - Prepaid WC Insurance	3,072	1,831	(1,241)
1390 - Other Prepaid	3,652	3,652	0
Total Prepaid	16,257	27,145	10,888
Total Current Assets	146,451	209,929	63,478
Investments			
1425 - Reserve-Wells #8544	17,442	17,442	0
1435 - Reserve-SDPB #2872	247,107	247,218	112
1440 - Reserve-SDPB #6941 Operating	91,445	167,944	76,497
1490 - Reserve Transfers in Transit	90,000	0	(90,000)
Total Investments	445,994	432,604	(13,391)
Other Assets-L&R Investment	15,315	15,315	0
Total Assets	\$ 607,760	\$ 657,848	\$ 50,087

**Coronado Shores Condominium #10 aka La Princesa
Balance Sheet**

	Year Ended 12/31/2017	Year To Date 01/31/2018	
	Actual	Actual	Period Diff
Liabilities & Net Assets			
Current Liabilities			
Accrued Payables	\$ 49,100	\$ 33,803	\$ (15,297)
Assessments Paid In Advance	27,031	84,955	57,924
Taxes Payable	0	0	0
Deposits	103,402	98,026	(5,375)
Total Current Liabilities	179,533	216,784	37,252
Major Repair & Replacement Obligation			
2601 - Beginning Balance	278,714	367,177	88,463
2605 - Provision	360,000	30,000	(330,000)
2610 - Expenditures	(42,942)	0	42,941
2615 - Remodeling Expenditures	(76,135)	0	76,135
2620 - L&R Capital Expenditures	(6,895)	0	6,895
2625 - Roofs	(800)	0	800
2630 - Building Exterior	(18,470)	0	18,470
2635 - Railings/Gates	0	0	0
2640 - Interior Remodel	0	0	0
2645 - Mechanical/Plumbing	(107,542)	(12,671)	94,871
2650 - Elevator	(13,300)	(752)	12,548
2655 - Fire/Safety	(5,453)	0	5,454
2690 - Unclassified	0	0	0
Total MRR Obligation	367,177	383,754	16,577
Net Assets			
Prior Years	71,749	61,051	(10,699)
Year to Date Income(Loss)	(10,699)	(3,742)	6,957
Total Net Assets	61,050	57,310	(3,742)
Total Liabilities & Net Assets	\$ 607,760	\$ 657,848	\$ 50,087

Coronado Shores Condominium #10 aka La Princesa

Revenue and Expenses

Budget Compared to Actual

Month Ended 01/31/2018			Year To Date 01/31/2018			
Budget	Actual	Budget Diff		Budget	Actual	Budget Diff
Revenue						
\$ 140,026	\$ 140,030	\$ 4	Assessment Revenue	\$ 140,026	\$ 140,030	\$ 4
0	117	117	Interest Revenue (Sch 1)	0	117	117
1,184	5,544	4,360	Other Revenue (Sch 2)	1,184	5,544	4,360
<u>141,210</u>	<u>145,691</u>	<u>4,481</u>	Total Revenue	<u>141,210</u>	<u>145,691</u>	<u>4,481</u>
Expenses						
			Common Area			
21,566	18,277	3,289	Grounds (Sch 3)	21,566	18,277	3,289
23,807	17,916	5,891	Utilities (Sch 4)	23,807	17,916	5,891
29,246	59,680	(30,434)	Bldg Comp-Full Cost (Sch 5)	29,246	59,680	(30,434)
15,738	8,790	6,948	Bldg Maintenance (Sch 6)	15,738	8,790	6,948
5,151	4,880	271	Insurance	5,151	4,880	271
<u>95,508</u>	<u>109,543</u>	<u>(14,035)</u>	Total Common Area	<u>95,508</u>	<u>109,543</u>	<u>(14,035)</u>
30,000	30,000	0	Replacement Provision	30,000	30,000	0
15,683	9,890	5,793	Governance (Sch 7)	15,683	9,890	5,793
21	0	21	Income Tax Provision	21	0	21
0	0	0	Comp Cost Pool (Sch 8)	0	0	0
<u>141,212</u>	<u>149,433</u>	<u>(8,221)</u>	Total Expenses	<u>141,212</u>	<u>149,433</u>	<u>(8,221)</u>
<u>\$ (2)</u>	<u>\$ (3,742)</u>	<u>\$ (3,740)</u>	Excess (Shortage)	<u>\$ (2)</u>	<u>\$ (3,742)</u>	<u>\$ (3,740)</u>

Coronado Shores Condominium #10 aka La Princesa

Revenue and Expenses

Budget Compared to Actual

Month Ended 01/31/2018			Year To Date 01/31/2018			
Budget	Actual	Budget Diff		Budget	Actual	Budget Diff
			Interest Revenue (Sch 1)			
\$ 0	\$ 5	\$ 5	4225 - 1120 SDPB #3547	\$ 0	\$ 5	\$ 5
0	112	112	4435 - 1435 Reserve-SDPB #2872	0	112	112
<u>\$ 0</u>	<u>\$ 117</u>	<u>\$ 117</u>	Total Interest Revenue	<u>\$ 0</u>	<u>\$ 117</u>	<u>\$ 117</u>
			Other Revenue (Sch 2)			
\$ 0	\$ 591	\$ 591	4910 - Interest: Owners	\$ 0	\$ 591	\$ 591
800	0	(800)	4920 - Garage Revenue	800	0	(800)
17	4,365	4,348	4930 - Holiday Fund	17	4,365	4,348
367	588	221	4990 - Other Revenue	367	588	221
<u>\$ 1,184</u>	<u>\$ 5,544</u>	<u>\$ 4,360</u>	Total Other Revenue	<u>\$ 1,184</u>	<u>\$ 5,544</u>	<u>\$ 4,360</u>

Coronado Shores Condominium #10 aka La Princesa

Revenue and Expenses

Budget Compared to Actual

Month Ended 01/31/2018			Year To Date 01/31/2018			
Budget	Actual	Budget Diff		Budget	Actual	Budget Diff
Grounds (Sch 3)						
\$ 19,500	\$ 17,582	\$ 1,918	5110 - Landscape & Rec	\$ 19,500	\$ 17,582	\$ 1,918
695	695	0	5130 - Seawall & Roadway	695	695	0
21	0	21	5140 - Licenses/Inspection Fees	21	0	21
1,350	0	1,350	5170 - Gardening	1,350	0	1,350
<u>\$ 21,566</u>	<u>\$ 18,277</u>	<u>\$ 3,289</u>	Total Landscape	<u>\$ 21,566</u>	<u>\$ 18,277</u>	<u>\$ 3,289</u>
Utilities (Sch 4)						
\$ 7,583	\$ 8,440	\$ (857)	5210 - Electricity	\$ 7,583	\$ 8,440	\$ (857)
4,333	944	3,389	5220 - Gas	4,333	944	3,389
3,300	2,154	1,146	5230 - Water	3,300	2,154	1,146
917	685	232	5240 - Trash Collection	917	685	232
100	725	(625)	5250 - Telephone	100	725	(625)
5,000	4,968	32	5260 - Cable TV	5,000	4,968	32
2,574	0	2,574	5270 - Internet Bulk Service	2,574	0	2,574
<u>\$ 23,807</u>	<u>\$ 17,916</u>	<u>\$ 5,891</u>	Total Utilities	<u>\$ 23,807</u>	<u>\$ 17,916</u>	<u>\$ 5,891</u>
Bldg Comp-Full Cost (Sch 5)						
\$ 14,202	\$ 42,588	\$ (28,386)	5310 - Doorstaff	\$ 14,202	\$ 42,588	\$ (28,386)
7,800	9,677	(1,877)	5320 - Engineer	7,800	9,677	(1,877)
1,000	0	1,000	5330 - Engineer Assistant	1,000	0	1,000
5,794	5,754	40	5340 - Utility Worker	5,794	5,754	40
350	1,661	(1,311)	5350 - Outside Labor	350	1,661	(1,311)
100	0	100	5390 - Unused	100	0	100
<u>\$ 29,246</u>	<u>\$ 59,680</u>	<u>\$ (30,434)</u>	Total Building Compensation	<u>\$ 29,246</u>	<u>\$ 59,680</u>	<u>\$ (30,434)</u>
Bldg Maintenance (Sch 6)						
\$ 58	\$ 0	\$ 58	5410 - Minor Repairs	\$ 58	\$ 0	\$ 58
3,287	0	3,287	5415 - Capital Improvement	3,287	0	3,287
1,967	440	1,527	5416 - Maintenance Supplies	1,967	440	1,527
0	1,088	(1,088)	5420 - Custodial Area	0	1,088	(1,088)
467	329	138	5422 - Custodial Supplies	467	329	138
2,225	0	2,225	5426 - Window Washing	2,225	0	2,225
64	0	64	5430 - Pest Control	64	0	64
320	0	320	5435 - Property Inspections	320	0	320
300	0	300	5440 - Electrical Lighting & Repair	300	0	300
3,050	3,485	(435)	5450 - Elevator	3,050	3,485	(435)
92	0	92	5452 - Supplies	92	0	92
592	72	520	5455 - Fire System	592	72	520
417	360	57	5460 - Water Treatment	417	360	57
600	2,342	(1,742)	5465 - Plumbing Repairs	600	2,342	(1,742)
200	0	200	5467 - Storm Drains	200	0	200
60	674	(614)	5470 - Security	60	674	(614)
425	0	425	5490 - Common Area: Other	425	0	425
1,614	0	1,614	5700 - Contingency (Budget Only)	1,614	0	1,614
<u>\$ 15,738</u>	<u>\$ 8,790</u>	<u>\$ 6,948</u>	Total Maintenance	<u>\$ 15,738</u>	<u>\$ 8,790</u>	<u>\$ 6,948</u>

Statement 2
No Assurance Provided

Coronado Shores Condominium #10 aka La Princesa

Revenue and Expenses

Budget Compared to Actual

Month Ended 01/31/2018			Year To Date 01/31/2018		
Budget	Actual	Budget Diff	Budget	Actual	Budget Diff
Governance (Sch 7)					
\$ 11,417	\$ 10,528	\$ 889	\$ 11,417	\$ 10,528	\$ 889
1,050	1,047	3	1,050	1,047	3
333	0	333	333	0	333
583	0	583	583	0	583
67	0	67	67	0	67
50	0	50	50	0	50
680	1,027	(347)	680	1,027	(347)
3	0	3	3	0	3
83	0	83	83	0	83
1,000	0	1,000	1,000	0	1,000
0	(2,913)	2,913	0	(2,913)	2,913
417	200	217	417	200	217
<u>\$ 15,683</u>	<u>\$ 9,889</u>	<u>\$ 5,794</u>	<u>\$ 15,683</u>	<u>\$ 9,889</u>	<u>\$ 5,794</u>
Comp Cost Pool (Sch 8)					
\$ 0	\$ 48,180	\$ (48,180)	\$ 0	\$ 48,180	\$ (48,180)
0	4,559	(4,559)	0	4,559	(4,559)
0	1,241	(1,241)	0	1,241	(1,241)
0	1,597	(1,597)	0	1,597	(1,597)
0	1,582	(1,582)	0	1,582	(1,582)
0	1,387	(1,387)	0	1,387	(1,387)
0	(58,546)	58,546	0	(58,546)	58,546
<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
Total Compensation Cost Pool					