

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet
As of 11/30/13**ASSETS****CASH:**

1010	Popular Community Bank Oper	\$	28,831.59	
1020	Popular Community Bank Reserve		77,634.88	
SUBTOTAL CASH				\$ 106,466.47

CURRENT ASSETS:

1110	A/R Maintenance	\$	12,681.00	
1170	A/R Late Charges		150.00	
1180	NSF Fees Receivable		10.00	
1195	Attorney Fees Receivable		2,995.00	
1200	Allow for Uncollectable Accoun		(12,422.07)	
1210	Utility Deposits		80.00	
TOTAL CURRENT ASSETS				\$ 3,493.93
TOTAL ASSETS				\$ 109,960.40
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LIABILITIES & EQUITY**CURRENT LIABILITIES:**

3310	Prepaid Member Fees	\$	2,750.00	
3400	Security Deposit		500.00	
SUBTOTAL CURRENT LIABILITIES				\$ 3,250.00

RESERVES

5010	Reserve Roof	\$	44,179.66	
5015	Reserve Painting		16,986.18	
5020	Reserve Paving		15,851.32	
5030	Reserve interest		617.72	
RESERVES				\$ 77,634.88

EQUITY:

5510	Retained Earnings	\$	30,364.59	
	Current Year Net Income/(Loss)		(1,289.07)	
SUBTOTAL EQUITY				\$ 29,075.52
TOTAL LIABILITIES & EQUITY				\$ 109,960.40
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VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 11/01/13 to 11/30/13

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Current Period				Year-To-Date				Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:								
13,640.00	13,640.00	.00	06110	Maintenance Income	150,355.00	150,040.00	315.00	163,680.00
.00	.00	.00	06165	Owners Interest Income	3.43	.00	3.43	.00
100.00	50.00	50.00	06170	Owner Late Fees	450.00	550.00	(100.00)	600.00
.00	.00	.00	06180	NSF Fees Income	10.00	.00	10.00	.00
.00	.00	.00	06195	Attorney Fees Reimbursed	(1,340.00)	.00	(1,340.00)	.00
.56	2.83	(2.27)	06900	Interest	6.13	31.13	(25.00)	34.00
13,740.56	13,692.83	47.73		SUBTOTAL INCOME	149,484.56	150,621.13	(1,136.57)	164,314.00
EXPENSES								
UTILITIES								
1,583.09	1,250.00	(333.09)	07010	Refuse	13,868.86	13,750.00	(118.86)	15,000.00
140.20	141.66	1.46	07050	Electricity	1,430.07	1,558.26	128.19	1,700.00
3,341.83	2,958.33	(383.50)	07060	Water / Sewer	35,977.05	32,541.63	(3,435.42)	35,500.00
.00	.00	.00	07148	Fire Ext.	339.53	.00	(339.53)	.00
5,065.12	4,349.99	(715.13)		UTILITIES	51,615.51	47,849.89	(3,765.62)	52,200.00
BUILDING MAINTENANCE								
2,905.00	1,315.50	(1,589.50)	07210	Repair & Maintenance	11,598.94	14,470.50	2,871.56	15,786.00
480.00	250.00	(230.00)	07220	Janitorial	2,820.00	2,750.00	(70.00)	3,000.00
.00	.00	.00	07222	Supplies	60.28	.00	(60.28)	.00
.00	83.33	83.33	07230	Exterminating	1,500.00	916.63	(583.37)	1,000.00
.00	29.16	29.16	07240	Fire Equipment Maint & Repai	153.17	320.76	167.59	350.00
.00	416.66	416.66	07310	Roof Repairs	3,850.00	4,583.26	733.26	5,000.00
.00	125.00	125.00	07320	Plumbing Repairs	432.50	1,375.00	942.50	1,500.00
51.01	416.66	365.65	07390	Miscellaneous Expense	270.47	4,583.26	4,312.79	5,000.00
3,436.01	2,636.31	(799.70)		BUILDING MAINTENANCE	20,685.36	28,999.41	8,314.05	31,636.00
GROUND MAINTENANCE								
250.00	500.00	250.00	08010	Lawn Maintenance	7,560.00	5,500.00	(2,060.00)	6,000.00
250.00	125.00	(125.00)	08020	Irrigation	350.00	1,375.00	1,025.00	1,500.00
.00	356.16	356.16	08050	Landscape Extras	4,600.00	3,917.76	(682.24)	4,274.00
500.00	981.16	481.16		GROUND MAINTENANCE	12,510.00	10,792.76	(1,717.24)	11,774.00
MANAGEMENT								
505.73	505.66	(.07)	09000	Management Fees	5,563.03	5,562.26	(.77)	6,068.00
505.73	505.66	(.07)		MANAGEMENT	5,563.03	5,562.26	(.77)	6,068.00