

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet
As of 10/31/13**ASSETS****CASH:**

1010	Popular Community Bank Oper	\$	31,288.34
1020	Popular Community Bank Reserve		75,397.91

SUBTOTAL CASH		\$	106,686.25
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CURRENT ASSETS:

1110	A/R Maintenance	\$	12,686.00
1170	A/R Late Charges		125.00
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		\$	3,473.93
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TOTAL ASSETS		\$	110,160.18
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LIABILITIES & EQUITY**CURRENT LIABILITIES:**

3010	Accounts Payable	\$	750.00
3310	Prepaid Member Fees		3,340.00
3400	Security Deposit		500.00

SUBTOTAL CURRENT LIABILITIES		\$	4,590.00
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RESERVES

5010	Reserve Roof	\$	42,890.60
5015	Reserve Painting		16,472.28
5020	Reserve Paving		15,452.72
5030	Reserve interest		582.31

RESERVES		\$	75,397.91
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EQUITY:

5510	Retained Earnings	\$	30,364.59
	Current Year Net Income/(Loss)		(192.32)

SUBTOTAL EQUITY		\$	30,172.27
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TOTAL LIABILITIES & EQUITY		\$	110,160.18
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VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 10/01/13 to 10/31/13

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Current Period			Account	Description	Year-To-Date			Yearly
Actual	Budget	Variance			Actual	Budget	Variance	Budget
INCOME:								
14,640.00	13,640.00	1,000.00	06110	Maintenance Income	136,715.00	136,400.00	315.00	163,680.00
.00	.00	.00	06165	Owners Interest Income	3.43	.00	3.43	.00
75.00	50.00	25.00	06170	Owner Late Fees	350.00	500.00	(150.00)	600.00
10.00	.00	10.00	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
.60	2.83	(2.23)	06900	Interest	5.57	28.30	(22.73)	34.00
14,725.60	13,692.83	1,032.77		SUBTOTAL INCOME	135,744.00	136,928.30	(1,184.30)	164,314.00
EXPENSES								
UTILITIES								
1,181.48	1,250.00	68.52	07010	Refuse	12,285.77	12,500.00	214.23	15,000.00
131.77	141.66	9.89	07050	Electricity	1,289.87	1,416.60	126.73	1,700.00
3,597.00	2,958.33	(638.67)	07060	Water / Sewer	32,635.22	29,583.30	(3,051.92)	35,500.00
.00	.00	.00	07148	Fire Ext.	339.53	.00	(339.53)	.00
4,910.25	4,349.99	(560.26)		UTILITIES	46,550.39	43,499.90	(3,050.49)	52,200.00
BUILDING MAINTENANCE								
240.00	1,315.50	1,075.50	07210	Repair & Maintenance	8,693.94	13,155.00	4,461.06	15,786.00
270.00	250.00	(20.00)	07220	Janitorial	2,340.00	2,500.00	160.00	3,000.00
.00	.00	.00	07222	Supplies	60.28	.00	(60.28)	.00
.00	83.33	83.33	07230	Exterminating	1,500.00	833.30	(666.70)	1,000.00
.00	29.16	29.16	07240	Fire Equipment Maint & Repai	153.17	291.60	138.43	350.00
750.00	416.66	(333.34)	07310	Roof Repairs	3,850.00	4,166.60	316.60	5,000.00
.00	125.00	125.00	07320	Plumbing Repairs	432.50	1,250.00	817.50	1,500.00
.00	416.66	416.66	07390	Miscellaneous Expense	219.46	4,166.60	3,947.14	5,000.00
1,260.00	2,636.31	1,376.31		BUILDING MAINTENANCE	17,249.35	26,363.10	9,113.75	31,636.00
GROUND MAINTENANCE								
870.00	500.00	(370.00)	08010	Lawn Maintenance	7,310.00	5,000.00	(2,310.00)	6,000.00
.00	125.00	125.00	08020	Irrigation	100.00	1,250.00	1,150.00	1,500.00
.00	356.16	356.16	08050	Landscape Extras	4,600.00	3,561.60	(1,038.40)	4,274.00
870.00	981.16	111.16		GROUND MAINTENANCE	12,010.00	9,811.60	(2,198.40)	11,774.00
MANAGEMENT								
505.73	505.66	(.07)	09000	Management Fees	5,057.30	5,056.60	(.70)	6,068.00
505.73	505.66	(.07)		MANAGEMENT	5,057.30	5,056.60	(.70)	6,068.00

VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 10/01/13 to 10/31/13

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Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
ADMINISTRATIVE & OFFICE								
51.01	150.00	98.99	09110	Office Expense	720.93	1,500.00	779.07	1,800.00
.00	41.66	41.66	09120	CPA	500.00	416.60	(83.40)	500.00
350.00	416.66	66.66	09125	Legal	350.00	4,166.60	3,816.60	5,000.00
.00	5.08	5.08	09140	Fees/Permits	260.53	50.80	(209.73)	61.00
2,823.49	2,406.25	(417.24)	09150	General Insurance	31,222.22	24,062.50	(7,159.72)	28,875.00
3,224.50	3,019.65	(204.85)		ADMINISTRATIVE & OFFICE	33,053.68	30,196.50	(2,857.18)	36,236.00
10,770.48	11,492.77	722.29		TOTAL EXPENSES	113,920.72	114,927.70	1,006.98	137,914.00
RESERVES								
513.90	513.89	(.01)	09211	Painting Transfer	5,139.00	5,138.90	(.10)	6,166.75
398.60	398.60	.00	09212	Pavement Transfer	3,986.00	3,986.00	.00	4,783.25
1,289.06	1,287.56	(1.50)	09213	Roof Transfer	12,890.60	12,875.60	(15.00)	15,450.75
2,201.56	2,200.05	(1.51)		TOTAL RESERVES	22,015.60	22,000.50	(15.10)	26,400.75
1,753.56	.01	1,753.55		Current Year Net Income/(los	(192.32)	.10	(192.42)	(.75)
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