

VICTORIA SQUARE CONDOMINIUM,

Page: 1

Balance Sheet
As of 07/31/14

ASSETS

CASH:

1010	Popular Community Bank Oper	\$	34,182.86	
1020	Popular Community Bank Reserve		67,560.64	
	SUBTOTAL CASH			\$ 101,743.50

CURRENT ASSETS:

1110	A/R Maintenance	\$	5,082.00	
1170	A/R Late Charges		225.00	
1200	Allow for Uncollectable Accoun		(7.07)	
1210	Utility Deposits		80.00	
	TOTAL CURRENT ASSETS			\$ 5,379.93
	TOTAL ASSETS			\$ 107,123.43

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Member Fees	\$	6,475.00	
	SUBTOTAL CURRENT LIABILITIES			\$ 6,475.00

RESERVES

5010	Reserve Roof	\$	51,914.02	
5015	Reserve Painting		2,569.50	
5020	Reserve Paving		12,242.92	
5030	Reserve interest		834.20	
	RESERVES			\$ 67,560.64

EQUITY:

5510	Retained Earnings	\$	26,409.74	
	Current Year Net Income/(Loss)		6,678.05	
	SUBTOTAL EQUITY			\$ 33,087.79
	TOTAL LIABILITIES & EQUITY			\$ 107,123.43

Period: 07/01/14 to 07/31/14

Period: 07/01/14 to 07/31/14									
Current Period					Year-To-Date			Yearly	
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget	
INCOME:									
14,766.00	14,124.00	642.00	06110	Maintenance Income	99,485.00	98,868.00	617.00	169,488.00	
.00	.00	.00	06160	Misc. Owner Income	500.00	.00	500.00	.00	
50.00	.00	50.00	06170	Owner Late Fees	450.00	.00	450.00	.00	
.00	.00	.00	06180	NSF Fees Income	(10.00)	.00	(10.00)	.00	
.83	.00	.83	06900	Interest	4.81	.00	4.81	.00	
14,816.83	14,124.00	692.83		SUBTOTAL INCOME	100,429.81	98,868.00	1,561.81	169,488.00	
EXPENSES									
UTILITIES									
1,330.08	1,312.50	(17.58)	07010	Refuse	7,349.88	9,187.50	1,837.62	15,750.00	
112.84	141.66	28.82	07050	Electricity	936.11	991.62	55.51	1,700.00	
3,104.96	3,166.67	61.71	07060	Water / Sewer	21,210.70	22,166.69	955.99	38,000.00	
.00	416.66	416.66	07150	Security	.00	2,916.62	2,916.62	5,000.00	
4,547.88	5,037.49	489.61		UTILITIES	29,496.69	35,262.43	5,765.74	60,450.00	
BUILDING MAINTENANCE									
147.75	1,250.00	1,102.25	07210	Repair & Maintenance	8,524.61	8,750.00	225.39	15,000.00	
690.00	250.00	(440.00)	07220	Janitorial	2,260.00	1,750.00	(510.00)	3,000.00	
.00	100.00	100.00	07230	Exterminating	520.00	700.00	180.00	1,200.00	
.00	29.16	29.16	07240	Fire Equipment Maint & Repai	125.00	204.12	79.12	350.00	
.00	416.66	416.66	07310	Roof Repairs	5,500.00	2,916.62	(2,583.38)	5,000.00	
.00	134.83	134.83	07320	Plumbing Repairs	.00	943.81	943.81	1,618.00	
.00	.00	.00	07340	Paving Repairs	3,330.00	.00	(3,330.00)	.00	
51.25	.00	(51.25)	07390	Miscellaneous Expense	267.23	.00	(267.23)	.00	
889.00	2,180.65	1,291.65		BUILDING MAINTENANCE	20,526.84	15,264.55	(5,262.29)	26,168.00	
GROUND MAINTENANCE									
250.00	583.33	333.33	08010	Lawn Maintenance	2,688.00	4,083.31	1,395.31	7,000.00	
.00	100.00	100.00	08020	Irrigation	.00	700.00	700.00	1,200.00	
.00	250.00	250.00	08050	Landscape Extras	.00	1,750.00	1,750.00	3,000.00	
250.00	933.33	683.33		GROUND MAINTENANCE	2,688.00	6,533.31	3,845.31	11,200.00	
MANAGEMENT									
520.90	520.83	(.07)	09000	Management Fees	3,646.30	3,645.81	(.49)	6,250.00	
520.90	520.83	(.07)		MANAGEMENT	3,646.30	3,645.81	(.49)	6,250.00	
ADMINISTRATIVE & OFFICE									

VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 07/01/14 to 07/31/14

Page: 2

Current Period			Account	Description	Year-To-Date			Yearly Budget
Actual	Budget	Variance			Actual	Budget	Variance	
27.77	108.33	80.56	09110	Office Expense	467.44	758.31	290.87	1,300.00
.00	41.66	41.66	09120	CPA	500.00	291.62	(208.38)	500.00
750.00	416.66	(333.34)	09125	Legal	750.00	2,916.62	2,166.62	5,000.00
1,927.00	.00	(1,927.00)	09132	Bad Debt	1,927.00	.00	(1,927.00)	.00
.00	16.67	16.67	09140	Fees/Permits	664.50	116.69	(547.81)	200.00
2,940.31	2,666.67	(273.64)	09150	General Insurance	17,674.07	18,666.69	992.62	32,000.00
5,645.08	3,249.99	(2,395.09)		ADMINISTRATIVE & OFFICE	21,983.01	22,749.93	766.92	39,000.00
11,852.86	11,922.29	69.43		TOTAL EXPENSES	78,340.84	83,456.03	5,115.19	143,068.00
RESERVES								
2,201.56	2,201.66	.10	09200	Reserve Transfer	15,410.92	15,411.62	.70	26,420.00
2,201.56	2,201.66	.10		TOTAL RESERVES	15,410.92	15,411.62	.70	26,420.00
762.41	.05	762.36		Current Year Net Income/(los	6,678.05	.35	6,677.70	.00
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