# VICTORIA SQUARE CONDOMINIUM,

Balance Sheet As of 05/31/14

#### **ASSETS**

CURRENT ASSETS:  1110	CASH: 1010 1020	Popular Community Bank Oper Popular Community Bank Reserve	\$	32,802.89 67,520.60		
1110		SUBTOTAL CASH			\$	100,323.49
1170	CURRENT	ASSETS:				•
1180 NSF Fees Receivable	1110	A/R Maintenance	\$	14,354.00		
195	1170	A/R Late Charges		225.00	-	
1200   Allow for Uncollectable Accoun   (12,507.07)   1210   Utility Deposits   80.00	1180	NSF Fees Receivable		10.00		
TOTAL CURRENT ASSETS \$ 5,156.93  TOTAL ASSETS \$ 105,480.42    LIABILITIES & EQUITY	1195	Attorney Fees Receivable		2,995.00		
TOTAL CURRENT ASSETS \$ 5,156.93  TOTAL ASSETS \$ 105,480.42	1200	Allow for Uncollectable Accoun		(12,507.07)		
### TOTAL ASSETS #### 105,480.42 ####################################	1210	Utility Deposits		80.00		
CURRENT LIABILITIES: 3310		TOTAL CURRENT ASSETS			\$	5,156.93
CURRENT LIABILITIES:  3310		TOTAL ASSETS			\$	105,480.42
CURRENT LIABILITIES:  3310	-				=====	=======
3310 Prepaid Member Fees \$ 7,638.00  SUBTOTAL CURRENT LIABILITIES \$ 7,638.00  RESERVES  5010 Reserve Roof \$ 51,914.02  5015 Reserve Painting 2,569.50  5020 Reserve Paving 12,242.92  5030 Reserve interest 794.16  RESERVES \$ 67,520.60  EQUITY:  5510 Retained Earnings \$ 26,409.74  Current Year Net Income/(Loss) 3,912.08  SUBTOTAL EQUITY \$ 30,321.82	CURRENT	LIABILITIES:	LIAB	ILITIES & EQI	UITY	
SUBTOTAL CURRENT LIABILITIES \$ 7,638.00  RESERVES  5010 Reserve Roof \$ 51,914.02  5015 Reserve Painting 2,569.50  5020 Reserve Paving 12,242.92  5030 Reserve interest 794.16  RESERVES \$ 67,520.60  EQUITY:  5510 Retained Earnings \$ 26,409.74  Current Year Net Income/(Loss) 3,912.08  SUBTOTAL EQUITY \$ 30,321.82			\$	7.638.00		
RESERVES         5010       Reserve Roof       \$ 51,914.02         5015       Reserve Painting       2,569.50         5020       Reserve Paving       12,242.92         5030       Reserve interest       794.16         RESERVES       \$ 67,520.60         EQUITY:       \$ 26,409.74         Current Year Net Income/(Loss)       3,912.08         SUBTOTAL EQUITY       \$ 30,321.82	00.0	· · · · · · · · · · · · · · · · · · ·	•	.,000.00		
5010       Reserve Roof       \$ 51,914.02         5015       Reserve Painting       2,569.50         5020       Reserve Paving       12,242.92         5030       Reserve interest       794.16         RESERVES       \$ 67,520.60         EQUITY:       \$ 26,409.74         Current Year Net Income/(Loss)       3,912.08         SUBTOTAL EQUITY       \$ 30,321.82		SUBTOTAL CURRENT LIABILITIES		_	\$	7,638.00
5015 Reserve Painting 2,569.50 5020 Reserve Paving 12,242.92 5030 Reserve interest 794.16  RESERVES \$ 67,520.60  EQUITY: 5510 Retained Earnings \$ 26,409.74 Current Year Net Income/(Loss) 3,912.08  SUBTOTAL EQUITY \$ 30,321.82	RESERVES	3				
5020       Reserve Paving       12,242.92         5030       Reserve interest       794.16         RESERVES       \$ 67,520.60         EQUITY:         5510       Retained Earnings       \$ 26,409.74         Current Year Net Income/(Loss)       3,912.08         SUBTOTAL EQUITY       \$ 30,321.82	5010	Reserve Roof	\$	51,914.02		
5030 Reserve interest 794.16  RESERVES \$ 67,520.60  EQUITY: 5510 Retained Earnings \$ 26,409.74 Current Year Net Income/(Loss) 3,912.08  SUBTOTAL EQUITY \$ 30,321.82	5015	Reserve Painting		2,569.50		
RESERVES \$ 67,520.60  EQUITY: 5510 Retained Earnings \$ 26,409.74 Current Year Net Income/(Loss) 3,912.08  SUBTOTAL EQUITY \$ 30,321.82	5020	Reserve Paving		12,242.92		
EQUITY: 5510 Retained Earnings \$ 26,409.74 Current Year Net Income/(Loss) 3,912.08  SUBTOTAL EQUITY \$ 30,321.82	5030	Reserve interest		794.16		
5510 Retained Earnings \$ 26,409.74  Current Year Net Income/(Loss) 3,912.08  SUBTOTAL EQUITY \$ 30,321.82		RESERVES			\$	67,520.60
Current Year Net Income/(Loss) 3,912.08  SUBTOTAL EQUITY \$ 30,321.82	EQUITY:					
SUBTOTAL EQUITY \$ 30,321.82	5510	Retained Earnings	\$	26,409.74		
		Current Year Net Income/(Loss)		3,912.08		
TOTAL LIABILITIES & EQUITY \$ 105,480.42		SUBTOTAL EQUITY			\$	30,321.82
		TOTAL LIABILITIES & EQUITY			\$ ======	105,480.42

# VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT Period: 05/01/14 to 05/31/14

Sala Horaja kana				Period: 05/01/14 to	00001714			
Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Dat Budget	e Variance	Yearly Budget
INCOME:								
14,124.00	14,124.00	.00	06110	Maintenance Income	70,595.00	70,620.00	(25.00)	169,488.00
.00	.00	.00	06160	Misc. Owner Income	500.00	.00	500.00	.00
25.00	.00	25.00	06170	Owner Late Fees	325.00	.00	325.00	.00
.00	.00	.00	06180	NSF Fees Income	(10.00)	.00	(10.00)	.00
.71	.00	.71	06900	Interest	3.18	.00	3.18	.00
14,149.71	14,124.00	25.71		SUBTOTAL INCOME	71,413.18	70,620.00	793.18	169,488.00
				EXPENSE:	S			
UTILITIES								
1,203.96	1,312.50	108.54	07010	Refuse	4,815.84	6,562.50	1,746.66	15,750.00
130.53	141.66	11.13	07050	Electricity	703.16	708.30	5.14	1,700.00
3,133.67	3,166.67	33.00	07060	Water / Sewer	14,749.55	15,833.35	1,083.80	38,000.00
.00	416.66	416.66	07150	Security	.00	2,083.30	2,083.30	5,000.00
4,468.16	5,037.49	569.33		UTILITIES	20,268.55	25,187.45	4,918.90	60,450.00
BUILDING MAINTENAM	NCE							
1,168.91	1,250.00	81.09	07210	Repair & Maintenance	7,890.56	6,250.00	(1,640.56)	15,000.00
.00	250.00	250.00	07220	Janitorial	1,250.00	1,250.00	.00	3,000.00
.00	100.00	100.00	07230	Exterminating	260.00	500.00	240.00	1,200.00
.00	29.16		07240	Fire Equipment Maint & Repai	125.00	145.80	20.80	350.00
.00	416.66	416.66		Roof Repairs .	5,500.00	2,083.30	(3,416.70)	5,000.00
.00	134.83	134.83	07320	Plumbing Repairs	.00	674.15	674.15	1,618.00
.00	.00		07340	Paving Repairs	3,330.00	.00	(3,330.00)	.00
56.04	.00	(56.04)	07390	Miscellanous Expense	215.98	.00	(215.98)	.00
1,224.95	2,180.65	955.70		BUILDING MAINTENANCE	18,571.54	10,903.25	(7,668.29)	26, 168.00
GROUND MAINTENAN	CE							
283.00	583.33	300.33	08010	Lawn Maintenance	1,683.00	2,916.65	1,233.65	7,000.00
.00	100.00	100.00	08020	Irrigation	.00	500.00	500.00	1,200.00
.00	250.00	250.00	08050	Landscape Extras	.00	1,250.00	1,250.00	3,000.00
283.00	933.33	650.33		GROUND MAINTENANCE	1,683.00	4,666.65	2,983.65	11,200.00
MANAGEMENT								
520.90	520.83	(.07)	09000	Management Fees	2,604.50	2,604.15	(.35)	6,250.00
520.90	520.83	(.07)		MANAGEMENT	2,604.50	2,604.15	(.35)	6,250.00

ADMINISTRATIVE & OFFICE

### Page: 2

### VICTORIA SQUARE CONDOMINIUM,

#### INCOME AND EXPENSE STATEMENT Period: 05/01/14 to 05/31/14

A Mariana	Current Period		(1.25 - 70)	Strange Landing		Year-To-Date		Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
28.96	108.33	79.37	09110	Office Expense	407.76	541.65	133.89	1,300.00
500.00	41.66	(458.34)	09120	CPA	500.00	208.30	(291.70)	500.00
.00	416.66	416.66	09125	Legal	.00	2,083.30	2,083.30	5,000.00
.00	16.67	16.67	09140	Fees/Permits	664.50	83.35	(581.15)	200.00
2,940.31	2,666.67	(273.64)	09150	General Insurance	11,793.45	13,333.35	1,539.90	32,000.00
3,469.27	3,249.99	(219.28)		ADMINISTRATIVE & OFFICE	13,365.71	16,249.95	2,884.24	39,000.00
9,966.28	11,922.29	1,956.01		TOTAL EXPENSES	56,493.30	59,611.45	3,118.15	143,068.00
RESERVES								
2,201.56	2,201.66	.10	09200	Reserve Transfer	11,007.80	11,008.30	.50	26,420.00
2,201.56	2,201.66	.10		TOTAL RESERVES	11,007.80	11,008.30	.50	26,420.00
1,981.87	.05	1,981.82		Current Year Net Income/(los	3,912.08	.25	3,911.83	.00
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