VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 09/30/15

ASSETS

CASH:			
1010	Popular Bank Oper	$ 33,374.29	
1020	Popular Bank Reserve	27,803.37	
	SUBTOTAL CASH		$ 61,177.66
CURRENT ASSETS:			
1110	A/R Maintenance	$ 5,508.00	
1160	A/R Miscellaneous	745.00	
1170	A/R Late Charges	250.00	
1210	Utility Deposits	80.00	
	TOTAL CURRENT ASSETS		$ 6,583.00
	TOTAL ASSETS		$ 67,760.66

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3050	Popular Loan Payable	$ (1,120.00)	
3310	Prepaid Member Fees	6,333.00	
	SUBTOTAL CURRENT LIABILITIES		$ 5,213.00
RESERVES			
5010	Reserve Roof	$ (2,608.66)	
5015	Reserve Painting	8,404.29	
5020	Reserve Paving	20,870.70	
5030	Reserve interest	1,136.14	
	RESERVES		$ 27,802.47
EQUITY:			
5510	Retained Earnings	$ 51,429.07	
	Current Year Net Income/(Loss)	(16,683.88)	
	SUBTOTAL EQUITY		$ 34,745.19
	TOTAL LIABILITIES & EQUITY		$ 67,760.66

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 09/01/15 to 09/30/15

Current Period Actual	Current Period Budget	Current Period Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
13,646.00	13,525.58	120.42	06110	Maintenance Income	122,364.00	121,730.22	633.78	162,307.00
850.00	.00	850.00	06160	Misc. Owner Income	850.00	.00	850.00	.00
75.00	.00	75.00	06170	Owner Late Fees	500.00	.00	500.00	.00
.96	.00	.96	06900	Interest	10.52	.00	10.52	.00
14,571.96	13,525.58	1,046.38		SUBTOTAL INCOME	123,724.52	121,730.22	1,994.30	162,307.00
				EXPENSES				
UTILITIES								
2,643.74	1,204.17	(1,439.57)	07010	Refuse	11,434.33	10,837.53	(596.80)	14,450.00
99.34	141.66	42.32	07050	Electricity	1,061.38	1,274.94	213.56	1,700.00
2,594.36	3,166.67	572.31	07060	Water / Sewer	23,428.51	28,500.03	5,071.52	38,000.00
.00	.00	.00	07148	Fire Ext.	317.60	.00	(317.60)	.00
.00	416.67	416.67	07150	Security	9,027.48	3,750.03	(5,277.45)	5,000.00
5,337.44	4,929.17	(408.27)		UTILITIES	45,269.30	44,362.53	(906.77)	59,150.00
BUILDING MAINTENANCE								
1,698.40	1,250.00	(448.40)	07210	Repair & Maintenance	6,321.74	11,250.00	4,928.26	15,000.00
320.00	325.00	5.00	07220	Janitorial	3,300.00	2,925.00	(375.00)	3,900.00
520.00	83.33	(436.67)	07230	Exterminating	1,040.00	749.97	(290.03)	1,000.00
.00	20.83	20.83	07240	Fire Equipment Maint & Repai	81.51	187.47	105.96	250.00
26,476.93	.00	(26,476.93)	07310	Roof Repairs	26,476.93	.00	(26,476.93)	.00
.00	83.33	83.33	07320	Plumbing Repairs	80.00	749.97	669.97	1,000.00
102.60	.00	(102.60)	07390	Miscellanous Expense	421.05	.00	(421.05)	.00
29,117.93	1,762.49	(27,355.44)		BUILDING MAINTENANCE	37,721.23	15,862.41	(21,858.82)	21,150.00
GROUND MAINTENANCE								
2,156.00	583.33	(1,572.67)	08010	Lawn Maintenance	4,156.00	5,249.97	1,093.97	7,000.00
.00	83.33	83.33	08020	Irrigation	200.00	749.97	549.97	1,000.00
1,325.00	250.00	(1,075.00)	08050	Landscape Extras	1,325.00	2,250.00	925.00	3,000.00
3,481.00	916.66	(2,564.34)		GROUND MAINTENANCE	5,681.00	8,249.94	2,568.94	11,000.00
MANAGEMENT								
536.53	536.42	(.11)	09000	Management Fees	4,828.77	4,827.78	(.99)	6,437.00
536.53	536.42	(.11)		MANAGEMENT	4,828.77	4,827.78	(.99)	6,437.00
ADMINISTRATIVE & OFFICE								
22.35	83.33	60.98	09110	Office Expense	406.34	749.97	343.63	1,000.00

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 09/01/15 to 09/30/15

Current Period Actual	Current Period Budget	Current Period Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
.00	41.66	41.66	09120	CPA	500.00	374.94	(125.06)	500.00
.00	416.66	416.66	09125	Legal	1,550.00	3,749.94	2,199.94	5,000.00
330.67	.00	(330.67)	09134	Loan Payment	2,591.28	.00	(2,591.28)	.00
(25.00)	54.17	79.17	09140	Fees/Permits	61.25	487.53	426.28	650.00
2,622.73	2,666.67	43.94	09150	General Insurance	21,985.19	24,000.03	2,014.84	32,000.00
2,950.75	3,262.49	311.74		ADMINISTRATIVE & OFFICE	27,094.06	29,362.41	2,268.35	39,150.00
41,423.65	11,407.23	(30,016.42)		TOTAL EXPENSES	120,594.36	102,665.07	(17,929.29)	136,887.00
RESERVES								
2,201.56	2,201.67	.11	09200	Reserve Transfer	19,814.04	19,815.03	.99	26,420.00
2,201.56	2,201.67	.11		TOTAL RESERVES	19,814.04	19,815.03	.99	26,420.00
(29,053.25)	(83.32)	(28,969.93)		Current Year Net Income/(los	(16,683.88)	(749.88)	(15,934.00)	(1,000.00)