

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet
As of 04/30/16

ASSETS

CASH:

1010	Popular Bank Oper	\$ 50,522.49	
1020	Popular Bank Reserve	37,051.55	
	SUBTOTAL CASH		\$ 87,574.04

CURRENT ASSETS.

1110	A/R Maintenance	\$ 4,611.95	
1160	A/R Miscellaneous	351.00	
1195	Attorney Fees Receivable	350 00	
1210	Utility Deposits	80 00	
1215	Popular Roof Loan	58,352.39	
	TOTAL CURRENT ASSETS		\$ 63,745.34
	TOTAL ASSETS		\$ 151,319.38
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3050	Popular Loan Payable	\$ 58,352.39	
3310	Prepaid Member Fees	7,312.00	
	SUBTOTAL CURRENT LIABILITIES		\$ 65,664.39

RESERVES

5010	Reserve Roof	\$ 1,304.33	
5015	Reserve Painting	9,845.12	
5020	Reserve Paving	24,725.84	
5030	Reserve interest	1,175.36	
	RESERVES		\$ 37,050.65

EQUITY

5510	Retained Earnings	\$ 35,409.69	
	Current Year Net Income/(Loss)	13,194.65	
	SUBTOTAL EQUITY		\$ 48,604.34
	TOTAL LIABILITIES & EQUITY		\$ 151,319.38
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VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 04/01/16 to 04/30/16

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Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:								
14,157.00	14,212.00	(55.00)	06110	Maintenance Income	56,743.00	56,848.00	(105.00)	170,544.00
.00	.00	.00	06160	Misc. Owner Income	55.00	.00	55.00	.00
.00	.00	.00	06170	Owner Late Fees	75.00	.00	75.00	.00
.87	.00	.87	06900	Interest	3.29	.00	3.29	.00
14,157.87	14,212.00	(54.13)		SUBTOTAL INCOME	56,876.29	56,848.00	28.29	170,544.00
EXPENSES								
UTILITIES								
2,609.16	1,083.33	(1,525.83)	07010	Refuse	4,844.92	4,333.32	(511.60)	13,000.00
103.85	116.67	12.82	07050	Electricity	472.18	466.68	(5.50)	1,400.00
3,309.81	2,916.67	(393.14)	07060	Water / Sewer	12,663.17	11,666.68	(996.49)	35,000.00
6,022.82	4,116.67	(1,906.15)		UTILITIES	17,980.27	16,466.68	(1,513.59)	49,400.00
BUILDING MAINTENANCE								
.00	1,520.92	1,520.92	07210	Repair & Maintenance	2,033.15	6,083.68	4,050.53	18,251.00
320.00	325.00	5.00	07220	Janitorial	760.00	1,300.00	540.00	3,900.00
.00	375.00	375.00	07230	Exterminating	.00	1,500.00	1,500.00	4,500.00
.00	33.33	33.33	07240	Fire Equipment Maint & Repair	1,389.90	133.32	(1,256.58)	400.00
.00	83.33	83.33	07320	Plumbing Repairs	.00	333.32	333.32	1,000.00
320.00	2,337.58	2,017.58		BUILDING MAINTENANCE	4,183.05	9,350.32	5,167.27	28,051.00
GROUND MAINTENANCE								
290.00	250.00	(40.00)	08010	Lawn Maintenance	2,760.00	1,000.00	(1,760.00)	3,000.00
.00	83.33	83.33	08020	Irrigation	.00	333.32	333.32	1,000.00
.00	250.00	250.00	08050	Landscape Extras	1,500.00	1,000.00	(500.00)	3,000.00
290.00	583.33	293.33		GROUND MAINTENANCE	4,260.00	2,333.32	(1,926.68)	7,000.00
MANAGEMENT								
552.50	552.50	.00	09000	Management Fees	2,210.00	2,210.00	.00	6,630.00
552.50	552.50	.00		MANAGEMENT	2,210.00	2,210.00	.00	6,630.00
ADMINISTRATIVE & OFFICE								
18.74	83.33	64.59	09110	Office Expense	190.09	333.32	143.23	1,000.00
.00	41.66	41.66	09120	CPA	.00	166.64	166.64	500.00
.00	416.66	416.66	09125	Legal	350.00	1,666.64	1,316.64	5,000.00
3,049.61	2,708.33	(341.28)	09134	Loan Payment	3,962.51	10,833.32	6,870.81	32,500.00
.00	54.17	54.17	09140	Fees/Permits	61.25	216.68	155.43	650.00