

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet
As of 12/31/16

ASSETS

CASH:

1010	Popular Bank Oper	\$	47,701.07	
1020	Popular Bank Reserve		42,313.38	
	SUBTOTAL CASH			\$ 90,014.45

CURRENT ASSETS:

1110	A/R Maintenance	\$	4,213.95	
1160	A/R Miscellaneous		100.00	
1170	A/R Late Charges		50.00	
1195	Attorney Fees Receivable		350.00	
1210	Utility Deposits		80.00	
1215	Popular Roof Loan		39,051.63	
	TOTAL CURRENT ASSETS			\$ 43,845.58
	TOTAL ASSETS			\$ 133,860.03
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3050	Popular Loan Payable	\$	39,051.63	
3310	Prepaid Member Fees		5,567.00	
	SUBTOTAL CURRENT LIABILITIES			\$ 44,618.63

RESERVES

5010	Reserve Roof	\$	1,304.33	
5015	Reserve Painting		11,235.12	
5020	Reserve Paving		28,544.40	
5030	Reserve interest		1,228.63	
	RESERVES			\$ 42,312.48

EQUITY:

5510	Retained Earnings	\$	35,409.69	
	Current Year Net Income/(Loss)		11,519.23	
	SUBTOTAL EQUITY			\$ 46,928.92
	TOTAL LIABILITIES & EQUITY			\$ 133,860.03
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VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 12/01/16 to 12/31/16

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Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:								
14,212.00	14,212.00	.00	06110	Maintenance Income	170,414.00	170,544.00	(130.00)	170,544.00
(50.00)	.00	(50.00)	06160	Misc. Owner Income	(45.00)	.00	(45.00)	.00
.00	.00	.00	06165	Owners Interest Income	256.52	.00	256.52	.00
50.00	.00	50.00	06170	Owner Late Fees	600.00	.00	600.00	.00
.82	.00	.82	06900	Interest	10.38	.00	10.38	.00
14,212.82	14,212.00	.82		SUBTOTAL INCOME	171,235.90	170,544.00	691.90	170,544.00
EXPENSES								
UTILITIES								
1,242.11	1,083.37	(158.74)	07010	Refuse	15,159.79	13,000.00	(2,159.79)	13,000.00
112.21	116.63	4.42	07050	Electricity	1,229.02	1,400.00	170.98	1,400.00
5,185.19	2,916.63	(2,268.56)	07060	Water / Sewer	42,248.38	35,000.00	(7,248.38)	35,000.00
6,539.51	4,116.63	(2,422.88)		UTILITIES	58,637.19	49,400.00	(9,237.19)	49,400.00
BUILDING MAINTENANCE								
176.36	1,520.88	1,344.52	07210	Repair & Maintenance	5,991.21	18,251.00	12,259.79	18,251.00
640.00	325.00	(315.00)	07220	Janitorial	3,210.00	3,900.00	690.00	3,900.00
260.00	375.00	115.00	07230	Exterminating	1,365.00	4,500.00	3,135.00	4,500.00
.00	33.37	33.37	07240	Fire Equipment Maint & Repai	1,679.57	400.00	(1,279.57)	400.00
.00	83.37	83.37	07320	Plumbing Repairs	4,772.42	1,000.00	(3,772.42)	1,000.00
1,076.36	2,337.62	1,261.26		BUILDING MAINTENANCE	17,018.20	28,051.00	11,032.80	28,051.00
GROUND MAINTENANCE								
(100.00)	250.00	350.00	08010	Lawn Maintenance	7,740.00	3,000.00	(4,740.00)	3,000.00
.00	83.37	83.37	08020	Irrigation	.00	1,000.00	1,000.00	1,000.00
.00	250.00	250.00	08050	Landscape Extras	1,500.00	3,000.00	1,500.00	3,000.00
(100.00)	583.37	683.37		GROUND MAINTENANCE	9,240.00	7,000.00	(2,240.00)	7,000.00
MANAGEMENT								
552.50	552.50	.00	09000	Management Fees	6,630.00	6,630.00	.00	6,630.00
552.50	552.50	.00		MANAGEMENT	6,630.00	6,630.00	.00	6,630.00
ADMINISTRATIVE & OFFICE								
459.07	83.37	(375.70)	09110	Office Expense	1,009.74	1,000.00	(9.74)	1,000.00
.00	41.74	41.74	09120	CPA	550.00	500.00	(50.00)	500.00
.00	416.74	416.74	09125	Legal	3,550.00	5,000.00	1,450.00	5,000.00
2,734.72	2,708.37	(26.35)	09134	Loan Payment	25,525.38	32,500.00	6,974.62	32,500.00

VICTORIA SQUARE CONDOMINIUM,

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INCOME AND EXPENSE STATEMENT

Period: 12/01/16 to 12/31/16

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
609.90	54.13	(555.77)	09140	Fees/Permits	2,368.04	650.00	(1,718.04)	650.00
2,421.75	2,666.63	244.88	09150	General Insurance	27,375.28	32,000.00	4,624.72	32,000.00
6,225.44	5,970.98	(254.46)		ADMINISTRATIVE & OFFICE	60,378.44	71,650.00	11,271.56	71,650.00
14,293.81	13,561.10	(732.71)		TOTAL EXPENSES	151,903.83	162,731.00	10,827.17	162,731.00
RESERVES								
651.07	651.12	.05	09200	Reserve Transfer	7,812.84	7,813.00	.16	7,813.00
651.07	651.12	.05		TOTAL RESERVES	7,812.84	7,813.00	.16	7,813.00
(732.06)	(.22)	(731.84)		Current Year Net Income/(los	11,519.23	.00	11,519.23	.00
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