VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 07/31/16

ASSETS

CASH:			
1010	Popular Bank Oper	$ 50,824.33	
1020	Popular Bank Reserve	39,023.73	
	SUBTOTAL CASH		$ 89,848.06
CURRENT ASSETS:			
1110	A/R Maintenance	$ 5,100.95	
1160	A/R Miscellaneous	250.00	
1170	A/R Late Charges	100.00	
1195	Attorney Fees Receivable	350.00	
1210	Utility Deposits	80.00	
1215	Popular Roof Loan	51,209.54	
	TOTAL CURRENT ASSETS		$ 57,090.49
	TOTAL ASSETS		$ 146,938.55

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3050	Popular Loan Payable	$ 51,209.54	
3310	Prepaid Member Fees	5,240.00	
	SUBTOTAL CURRENT LIABILITIES		$ 56,449.54
RESERVES			
5010	Reserve Roof	$ 1,304.33	
5015	Reserve Painting	10,366.37	
5020	Reserve Paving	26,157.80	
5030	Reserve interest	1,194.33	
	RESERVES		$ 39,022.83
EQUITY:			
5510	Retained Earnings	$ 35,409.69	
	Current Year Net Income/(Loss)	16,056.49	
	SUBTOTAL EQUITY		$ 51,466.18
	TOTAL LIABILITIES & EQUITY		$ 146,938.55

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 07/01/16 to 07/31/16

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	99,390.00	99,484.00	(94.00)	170,544.00
.00	.00	.00	06160	Misc. Owner income	55.00	.00	55.00	.00
100.00	.00	100.00	06170	Owner Late Fees	275.00	.00	275.00	.00
.88	.00	.88	06900	Interest	6.11	.00	6.11	.00
14,312.88	14,212.00	100.88		SUBTOTAL INCOME	99,726.11	99,484.00	242.11	170,544.00
				EXPENSES				
UTILITIES								
1,309.27	1,083.33	(225.94)	07010	Refuse	8,742.87	7,583.31	(1,159.56)	13,000.00
90.49	116.67	26.18	07050	Electricity	731.77	816.69	84.92	1,400.00
3,202.28	2,916.67	(285.61)	07060	Water / Sewer	22,124.06	20,416.69	(1,707.37)	35,000.00
4,602.04	4,116.67	(485.37)		UTILITIES	31,598.70	28,816.69	(2,782.01)	49,400.00
BUILDING MAINTENANCE								
200.00	1,520.92	1,320.92	07210	Repair & Maintenance	2,432.98	10,646.44	8,213.46	18,251.00
320.00	325.00	5.00	07220	Janitorial	1,400.00	2,275.00	875.00	3,900.00
.00	375.00	375.00	07230	Exterminating	520.00	2,625.00	2,105.00	4,500.00
.00	33.33	33.33	07240	Fire Equipment Maint & Repai	1,679.57	233.31	(1,446.26)	400.00
395.00	83.33	(311.67)	07320	Plumbing Repairs	437.42	583.31	145.89	1,000.00
915.00	2,337.58	1,422.58		BUILDING MAINTENANCE	6,469.97	16,363.06	9,893.09	28,051.00
GROUND MAINTENANCE								
.00	250.00	250.00	08010	Lawn Maintenance	5,450.00	1,750.00	(3,700.00)	3,000.00
.00	83.33	83.33	08020	Irrigation	.00	583.31	583.31	1,000.00
.00	250.00	250.00	08050	Landscape Extras	1,500.00	1,750.00	250.00	3,000.00
.00	583.33	583.33		GROUND MAINTENANCE	6,950.00	4,083.31	(2,866.69)	7,000.00
MANAGEMENT								
552.50	552.50	.00	09000	Management Fees	3,867.50	3,867.50	.00	6,630.00
552.50	552.50	.00		MANAGEMENT	3,867.50	3,867.50	.00	6,630.00
ADMINISTRATIVE & OFFICE								
62.04	83.33	21.29	09110	Office Expense	367.49	583.31	215.82	1,000.00
.00	41.66	41.66	09120	CPA	550.00	291.62	(258.38)	500.00
1,500.00	416.66	(1,083.34)	09125	Legal	2,250.00	2,916.62	666.62	5,000.00
2,734.72	2,708.33	(26.39)	09134	Loan Payment	11,851.78	18,958.31	7,106.53	32,500.00
.00	54.17	54.17	09140	Fees/Permits	61.25	379.19	317.94	650.00

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 07/01/16 to 07/31/16

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
2,421.75	2,666.67	244.92	09150	General Insurance	15,145.44	18,666.69	3,521.25	32,000.00
6,718.51	5,970.82	(747.69)		ADMINISTRATIVE & OFFICE	30,225.96	41,795.74	11,569.78	71,650.00
12,788.05	13,560.90	772.85		TOTAL EXPENSES	79,112.13	94,926.30	15,814.17	162,731.00
RESERVES								
651.07	651.08	.01	09200	Reserve Transfer	4,557.49	4,557.56	.07	7,813.00
651.07	651.08	.01		TOTAL RESERVES	4,557.49	4,557.56	.07	7,813.00
873.76	.02	873.74		Current Year Net Income/(los	16,056.49	.14	16,056.35	.00