

ASSETS

CASH:

|      |                      |    |           |
|------|----------------------|----|-----------|
| 1010 | Popular Bank Oper    | \$ | 52,115.57 |
| 1020 | Popular Bank Reserve |    | 38,366.50 |

|               |  |    |           |
|---------------|--|----|-----------|
| SUBTOTAL CASH |  | \$ | 90,482.07 |
|---------------|--|----|-----------|

CURRENT ASSETS:

|      |                          |    |           |
|------|--------------------------|----|-----------|
| 1110 | A/R Maintenance          | \$ | 4,493.95  |
| 1160 | A/R Miscellaneous        |    | 250.00    |
| 1170 | A/R Late Charges         |    | 50.00     |
| 1195 | Attorney Fees Receivable |    | 350.00    |
| 1210 | Utility Deposits         |    | 80.00     |
| 1215 | Popular Roof Loan        |    | 53,609.21 |

|                      |  |    |           |
|----------------------|--|----|-----------|
| TOTAL CURRENT ASSETS |  | \$ | 58,833.16 |
|----------------------|--|----|-----------|

|              |  |    |            |
|--------------|--|----|------------|
| TOTAL ASSETS |  | \$ | 149,315.23 |
|--------------|--|----|------------|

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

|      |                      |    |           |
|------|----------------------|----|-----------|
| 3050 | Popular Loan Payable | \$ | 53,609.21 |
| 3310 | Prepaid Member Fees  |    | 6,748.00  |

|                              |  |    |           |
|------------------------------|--|----|-----------|
| SUBTOTAL CURRENT LIABILITIES |  | \$ | 60,357.21 |
|------------------------------|--|----|-----------|

RESERVES

|      |                  |    |           |
|------|------------------|----|-----------|
| 5010 | Reserve Roof     | \$ | 1,304.33  |
| 5015 | Reserve Painting |    | 10,192.62 |
| 5020 | Reserve Paving   |    | 25,680.48 |
| 5030 | Reserve interest |    | 1,188.17  |

|          |  |    |           |
|----------|--|----|-----------|
| RESERVES |  | \$ | 38,365.60 |
|----------|--|----|-----------|

EQUITY:

|      |                                |    |           |
|------|--------------------------------|----|-----------|
| 5510 | Retained Earnings              | \$ | 35,409.69 |
|      | Current Year Net Income/(Loss) |    | 15,182.73 |

|                 |  |    |           |
|-----------------|--|----|-----------|
| SUBTOTAL EQUITY |  | \$ | 50,592.42 |
|-----------------|--|----|-----------|

|                            |  |    |            |
|----------------------------|--|----|------------|
| TOTAL LIABILITIES & EQUITY |  | \$ | 149,315.23 |
|----------------------------|--|----|------------|

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# VICTORIA SQUARE CONDOMINIUM,

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## INCOME AND EXPENSE STATEMENT

Period: 06/01/16 to 06/30/16

| Current Period          |           |            | Account | Description                  | Year-To-Date |           |            | Yearly     |
|-------------------------|-----------|------------|---------|------------------------------|--------------|-----------|------------|------------|
| Actual                  | Budget    | Variance   |         |                              | Actual       | Budget    | Variance   | Budget     |
| INCOME                  |           |            |         |                              |              |           |            |            |
| 14,212.00               | 14,212.00 | .00        | 06110   | Maintenance Income           | 85,178.00    | 85,272.00 | (94.00)    | 170,544.00 |
| .00                     | .00       | .00        | 06160   | Misc. Owner Income           | 55.00        | .00       | 55.00      | .00        |
| 50.00                   | .00       | 50.00      | 06170   | Owner Late Fees              | 175.00       | .00       | 175.00     | .00        |
| .93                     | .00       | .93        | 06900   | Interest                     | 5.23         | .00       | 5.23       | .00        |
| 14,262.93               | 14,212.00 | 50.93      |         | SUBTOTAL INCOME              | 85,413.23    | 85,272.00 | 141.23     | 170,544.00 |
| EXPENSES                |           |            |         |                              |              |           |            |            |
| UTILITIES               |           |            |         |                              |              |           |            |            |
| 1,339.33                | 1,083.33  | (256.00)   | 07010   | Refuse                       | 7,433.60     | 6,499.98  | (933.62)   | 13,000.00  |
| 85.63                   | 116.67    | 31.04      | 07050   | Electricity                  | 641.28       | 700.02    | 58.74      | 1,400.00   |
| 3,071.70                | 2,916.67  | (155.03)   | 07060   | Water / Sewer                | 18,921.78    | 17,500.02 | (1,421.76) | 35,000.00  |
| 4,496.66                | 4,116.67  | (379.99)   |         | UTILITIES                    | 26,996.66    | 24,700.02 | (2,296.64) | 49,400.00  |
| BUILDING MAINTENANCE    |           |            |         |                              |              |           |            |            |
| 190.00                  | 1,520.92  | 1,330.92   | 07210   | Repair & Maintenance         | 2,232.98     | 9,125.52  | 6,892.54   | 18,251.00  |
| .00                     | 325.00    | 325.00     | 07220   | Janitorial                   | 1,080.00     | 1,950.00  | 870.00     | 3,900.00   |
| 520.00                  | 375.00    | (145.00)   | 07230   | Exterminating                | 520.00       | 2,250.00  | 1,730.00   | 4,500.00   |
| 289.67                  | 33.33     | (256.34)   | 07240   | Fire Equipment Maint & Repai | 1,679.57     | 199.98    | (1,479.59) | 400.00     |
| .00                     | 83.33     | 83.33      | 07320   | Plumbing Repairs             | 42.42        | 499.98    | 457.56     | 1,000.00   |
| 999.67                  | 2,337.58  | 1,337.91   |         | BUILDING MAINTENANCE         | 5,554.97     | 14,025.48 | 8,470.51   | 28,051.00  |
| GROUND MAINTENANCE      |           |            |         |                              |              |           |            |            |
| 2,690.00                | 250.00    | (2,440.00) | 08010   | Lawn Maintenance             | 5,450.00     | 1,500.00  | (3,950.00) | 3,000.00   |
| .00                     | 83.33     | 83.33      | 08020   | Irrigation                   | .00          | 499.98    | 499.98     | 1,000.00   |
| .00                     | 250.00    | 250.00     | 08050   | Landscape Extras             | 1,500.00     | 1,500.00  | .00        | 3,000.00   |
| 2,690.00                | 583.33    | (2,106.67) |         | GROUND MAINTENANCE           | 6,950.00     | 3,499.98  | (3,450.02) | 7,000.00   |
| MANAGEMENT              |           |            |         |                              |              |           |            |            |
| 552.50                  | 552.50    | .00        | 09000   | Management Fees              | 3,315.00     | 3,315.00  | .00        | 6,630.00   |
| 552.50                  | 552.50    | .00        |         | MANAGEMENT                   | 3,315.00     | 3,315.00  | .00        | 6,630.00   |
| ADMINISTRATIVE & OFFICE |           |            |         |                              |              |           |            |            |
| 36.59                   | 83.33     | 46.74      | 09110   | Office Expense               | 305.45       | 499.98    | 194.53     | 1,000.00   |
| 550.00                  | 41.66     | (508.34)   | 09120   | CPA                          | 550.00       | 249.96    | (300.04)   | 500.00     |
| 400.00                  | 416.66    | 16.66      | 09125   | Legal                        | 750.00       | 2,499.96  | 1,749.96   | 5,000.00   |
| 2,734.72                | 2,708.33  | (26.39)    | 09134   | Loan Payment                 | 9,117.06     | 16,249.98 | 7,132.92   | 32,500.00  |
| .00                     | 54.17     | 54.17      | 09140   | Fees/Permits                 | 61.25        | 325.02    | 263.77     | 650.00     |

# VICTORIA SQUARE CONDOMINIUM,

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## INCOME AND EXPENSE STATEMENT

Period: 06/01/16 to 06/30/16

| Current Period |           |            | Account | Description                   | Year-To-Date |           |           | Yearly Budget |
|----------------|-----------|------------|---------|-------------------------------|--------------|-----------|-----------|---------------|
| Actual         | Budget    | Variance   |         |                               | Actual       | Budget    | Variance  |               |
| 2,421.75       | 2,666.67  | 244.92     | 09150   | General Insurance             | 12,723.69    | 16,000.02 | 3,276.33  | 32,000.00     |
| 6,143.06       | 5,970.82  | (172.24)   |         | ADMINISTRATIVE & OFFICE       | 23,507.45    | 35,824.92 | 12,317.47 | 71,650.00     |
| 14,881.89      | 13,560.90 | (1,320.99) |         | TOTAL EXPENSES                | 66,324.08    | 81,365.40 | 15,041.32 | 162,731.00    |
| RESERVES       |           |            |         |                               |              |           |           |               |
| 651.07         | 651.08    | .01        | 09200   | Reserve Transfer              | 3,906.42     | 3,906.48  | .06       | 7,813.00      |
| 651.07         | 651.08    | .01        |         | TOTAL RESERVES                | 3,906.42     | 3,906.48  | .06       | 7,813.00      |
| (1,270.03)     | .02       | (1,270.05) |         | Current Year Net Income/(los) | 15,182.73    | .12       | 15,182.61 | .00           |
| =====          | =====     | =====      |         |                               | =====        | =====     | =====     | =====         |