

VICTORIA SQUARE CONDOMINIUM,

Page: 1

Balance Sheet
As of 05/31/16**ASSETS****CASH:**

1010	Popular Bank Oper	\$	53,296.60
1020	Popular Bank Reserve		37,709.18

SUBTOTAL CASH		\$	91,005.78
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CURRENT ASSETS:

1110	A/R Maintenance	\$	4,534.95
1160	A/R Miscellaneous		300.00
1170	A/R Late Charges		50.00
1195	Attorney Fees Receivable		350.00
1210	Utility Deposits		80.00
1215	Popular Roof Loan		55,982.37

TOTAL CURRENT ASSETS		\$	61,297.32
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TOTAL ASSETS		\$	152,303.10
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LIABILITIES & EQUITY**CURRENT LIABILITIES:**

3050	Popular Loan Payable	\$	55,982.37
3310	Prepaid Member Fees		6,750.00

SUBTOTAL CURRENT LIABILITIES		\$	62,732.37
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RESERVES

5010	Reserve Roof	\$	1,304.33
5015	Reserve Painting		10,018.87
5020	Reserve Paving		25,203.16
5030	Reserve interest		1,181.92

RESERVES		\$	37,708.28
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EQUITY:

5510	Retained Earnings	\$	35,409.69
	Current Year Net Income/(Loss)		16,452.76

SUBTOTAL EQUITY		\$	51,862.45
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TOTAL LIABILITIES & EQUITY		\$	152,303.10
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VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 05/01/16 to 05/31/16

Page: 1

Current Period				Year-To-Date				Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:								
14,223.00	14,212.00	11.00	06110	Maintenance Income	70,966.00	71,060.00	(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	125.00	.00	125.00	.00
1.01	.00	1.01	06900	Interest	4.30	.00	4.30	.00
14,274.01	14,212.00	62.01		SUBTOTAL INCOME	71,150.30	71,060.00	90.30	170,544.00
EXPENSES								
UTILITIES								
1,249.35	1,083.33	(166.02)	07010	Refuse	6,094.27	5,416.65	(677.62)	13,000.00
83.47	116.67	33.20	07050	Electricity	555.65	583.35	27.70	1,400.00
3,186.91	2,916.67	(270.24)	07060	Water / Sewer	15,850.08	14,583.35	(1,266.73)	35,000.00
4,519.73	4,116.67	(403.06)		UTILITIES	22,500.00	20,583.35	(1,916.65)	49,400.00
BUILDING MAINTENANCE								
9.83	1,520.92	1,511.09	07210	Repair & Maintenance	2,042.98	7,604.60	5,561.62	18,251.00
320.00	325.00	5.00	07220	Janitorial	1,080.00	1,625.00	545.00	3,900.00
.00	375.00	375.00	07230	Exterminating	.00	1,875.00	1,875.00	4,500.00
.00	33.33	33.33	07240	Fire Equipment Maint & Repai	1,389.90	166.65	(1,223.25)	400.00
42.42	83.33	40.91	07320	Plumbing Repairs	42.42	416.65	374.23	1,000.00
372.25	2,337.58	1,965.33		BUILDING MAINTENANCE	4,555.30	11,687.90	7,132.60	28,051.00
GROUND MAINTENANCE								
.00	250.00	250.00	08010	Lawn Maintenance	2,760.00	1,250.00	(1,510.00)	3,000.00
.00	83.33	83.33	08020	Irrigation	.00	416.65	416.65	1,000.00
.00	250.00	250.00	08050	Landscape Extras	1,500.00	1,250.00	(250.00)	3,000.00
.00	583.33	583.33		GROUND MAINTENANCE	4,260.00	2,916.65	(1,343.35)	7,000.00
MANAGEMENT								
552.50	552.50	.00	09000	Management Fees	2,762.50	2,762.50	.00	6,630.00
552.50	552.50	.00		MANAGEMENT	2,762.50	2,762.50	.00	6,630.00
ADMINISTRATIVE & OFFICE								
78.77	83.33	4.56	09110	Office Expense	268.86	416.65	147.79	1,000.00
.00	41.66	41.66	09120	CPA	.00	208.30	208.30	500.00
.00	416.66	416.66	09125	Legal	350.00	2,083.30	1,733.30	5,000.00
2,419.83	2,708.33	288.50	09134	Loan Payment	6,382.34	13,541.65	7,159.31	32,500.00
.00	54.17	54.17	09140	Fees/Permits	61.25	270.85	209.60	650.00

VICTORIA SQUARE CONDOMINIUM,

Page: 2

INCOME AND EXPENSE STATEMENT

Period: 05/01/16 to 05/31/16

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
2,421.75	2,666.67	244.92	09150	General Insurance	10,301.94	13,333.35	3,031.41	32,000.00
4,920.35	5,970.82	1,050.47		ADMINISTRATIVE & OFFICE	17,364.39	29,854.10	12,489.71	71,650.00
10,364.83	13,560.90	3,196.07		TOTAL EXPENSES	51,442.19	67,804.50	16,362.31	162,731.00
RESERVES								
651.07	651.08	.01	09200	Reserve Transfer	3,255.35	3,255.40	.05	7,813.00
651.07	651.08	.01		TOTAL RESERVES	3,255.35	3,255.40	.05	7,813.00
3,258.11	.02	3,258.09		Current Year Net Income/(los)	16,452.76	.10	16,452.66	.00
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