VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 11/30/16

ASSETS

CASH:			
1010	Popular Bank Oper	$ 45,017.13	
1020	Popular Bank Reserve	41,655.41	
	SUBTOTAL CASH		$ 86,672.54
CURRENT ASSETS:			
1110	A/R Maintenance	$ 4,553.95	
1160	A/R Miscellaneous	150.00	
1170	A/R Late Charges	75.00	
1195	Attorney Fees Receivable	350.00	
1210	Utility Deposits	80.00	
1215	Popular Roof Loan	41,496.43	
	TOTAL CURRENT ASSETS		$ 46,705.38
	TOTAL ASSETS		$ 133,377.92

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3050	Popular Loan Payable	$ 41,496.43	
3310	Prepaid Member Fees	2,566.00	
	SUBTOTAL CURRENT LIABILITIES		$ 44,062.43
RESERVES			
5010	Reserve Roof	$ 1,304.33	
5015	Reserve Painting	11,061.37	
5020	Reserve Paving	28,067.08	
5030	Reserve interest	1,221.73	
	RESERVES		$ 41,654.51
EQUITY:			
5510	Retained Earnings	$ 35,409.69	
	Current Year Net Income/(Loss)	12,251.29	
	SUBTOTAL EQUITY		$ 47,660.98
	TOTAL LIABILITIES & EQUITY		$ 133,377.92

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 11/01/16 to 11/30/16

Current Period Actual	Current Period Budget	Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
14,212.00	14,212.00	.00	06110	Maintenance Income	156,202.00	156,332.00	(130.00)	170,544.00
.00	.00	.00	06160	Misc. Owner Income	5.00	.00	5.00	.00
.00	.00	.00	06165	Owners Interest Income	256.52	.00	256.52	.00
75.00	.00	75.00	06170	Owner Late Fees	550.00	.00	550.00	.00
.79	.00	.79	06900	Interest	9.56	.00	9.56	.00
14,287.79	14,212.00	75.79		SUBTOTAL INCOME	157,023.08	156,332.00	691.08	170,544.00
				EXPENSES				
UTILITIES								
1,261.05	1,083.33	(177.72)	07010	Refuse	13,917.68	11,916.63	(2,001.05)	13,000.00
101.27	116.67	15.40	07050	Electricity	1,116.31	1,283.37	166.56	1,400.00
4,011.17	2,916.67	(1,094.50)	07060	Water / Sewer	37,063.19	32,083.37	(4,979.82)	35,000.00
5,373.49	4,116.67	(1,256.82)		UTILITIES	52,097.68	45,283.37	(6,814.31)	49,400.00
BUILDING MAINTENANCE								
.00	1,520.92	1,520.92	07210	Repair & Maintenance	5,814.85	16,730.12	10,915.27	18,251.00
110.00	325.00	215.00	07220	Janitorial	2,570.00	3,575.00	1,005.00	3,900.00
.00	375.00	375.00	07230	Exterminating	1,105.00	4,125.00	3,020.00	4,500.00
.00	33.33	33.33	07240	Fire Equipment Maint & Repai	1,679.57	366.63	(1,312.94)	400.00
.00	83.33	83.33	07320	Plumbing Repairs	4,772.42	916.63	(3,855.79)	1,000.00
110.00	2,337.58	2,227.58		BUILDING MAINTENANCE	15,941.84	25,713.38	9,771.54	28,051.00
GROUND MAINTENANCE								
740.00	250.00	(490.00)	08010	Lawn Maintenance	7,840.00	2,750.00	(5,090.00)	3,000.00
.00	83.33	83.33	08020	Irrigation	.00	916.63	916.63	1,000.00
.00	250.00	250.00	08050	Landscape Extras	1,500.00	2,750.00	1,250.00	3,000.00
740.00	583.33	(156.67)		GROUND MAINTENANCE	9,340.00	6,416.63	(2,923.37)	7,000.00
MANAGEMENT								
552.50	552.50	.00	09000	Management Fees	6,077.50	6,077.50	.00	6,630.00
552.50	552.50	.00		MANAGEMENT	6,077.50	6,077.50	.00	6,630.00
ADMINISTRATIVE & OFFICE								
49.91	83.33	33.42	09110	Office Expense	550.67	916.63	365.96	1,000.00
.00	41.66	41.66	09120	CPA	550.00	458.26	(91.74)	500.00
.00	416.66	416.66	09125	Legal	3,550.00	4,583.26	1,033.26	5,000.00
2,734.72	2,708.33	(26.39)	09134	Loan Payment	22,790.66	29,791.63	7,000.97	32,500.00

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 11/01/16 to 11/30/16

Current Period Actual	Current Period Budget	Current Period Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
176.00	54.17	(121.83)	09140	Fees/Permits	1,758.14	595.87	(1,162.27)	650.00
2,421.75	2,666.67	244.92	09150	General Insurance	24,953.53	29,333.37	4,379.84	32,000.00
5,382.38	5,970.82	588.44		ADMINISTRATIVE & OFFICE	54,153.00	65,679.02	11,526.02	71,650.00
12,158.37	13,560.90	1,402.53		TOTAL EXPENSES	137,610.02	149,169.90	11,559.88	162,731.00
RESERVES								
651.07	651.08	.01	09200	Reserve Transfer	7,161.77	7,161.88	.11	7,813.00
651.07	651.08	.01		TOTAL RESERVES	7,161.77	7,161.88	.11	7,813.00
1,478.35	.02	1,478.33		Current Year Net Income/(los	12,251.29	.22	12,251.07	.00