

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet
As of 10/31/16

ASSETS

CASH:

1010	Popular Bank Oper	\$	44,926.78
1020	Popular Bank Reserve		40,997.54
SUBTOTAL CASH			\$ 85,924.32

CURRENT ASSETS:

1110	A/R Maintenance	\$	3,826.95
1160	A/R Miscellaneous		150.00
1170	A/R Late Charges		25.00
1195	Attorney Fees Receivable		350.00
1210	Utility Deposits		80.00
1215	Popular Roof Loan		43,941.23
TOTAL CURRENT ASSETS			\$ 48,373.18
TOTAL ASSETS			\$ 134,297.50

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3050	Popular Loan Payable	\$	43,941.23
3310	Prepaid Member Fees		3,177.00
SUBTOTAL CURRENT LIABILITIES			\$ 47,118.23

RESERVES

5010	Reserve Roof	\$	1,304.33
5015	Reserve Painting		10,887.62
5020	Reserve Paving		27,589.76
5030	Reserve interest		1,214.93
RESERVES			\$ 40,996.64

EQUITY:

5510	Retained Earnings	\$	35,409.69
	Current Year Net Income/(Loss)		10,772.94
SUBTOTAL EQUITY			\$ 46,182.63
TOTAL LIABILITIES & EQUITY			\$ 134,297.50

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INCOME AND EXPENSE STATEMENT

Period: 10/01/16 to 10/31/16

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
14,212.00	14,212.00	.00	06110	Maintenance Income	141,990.00	142,120.00	(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
25.00	.00	25.00	06170	Owner Late Fees	475.00	.00	475.00	.00
.86	.00	.86	06900	Interest	8.77	.00	8.77	.00
14,237.86	14,212.00	25.86		SUBTOTAL INCOME	142,735.29	142,120.00	615.29	170,544.00
EXPENSES								
UTILITIES								
1,234.37	1,083.33	(151.04)	07010	Refuse	12,656.63	10,833.30	(1,823.33)	13,000.00
101.16	116.67	15.51	07050	Electricity	1,015.54	1,166.70	151.16	1,400.00
3,939.65	2,916.67	(1,022.98)	07060	Water / Sewer	33,052.02	29,166.70	(3,885.32)	35,000.00
5,275.18	4,116.67	(1,158.51)		UTILITIES	46,724.19	41,166.70	(5,557.49)	49,400.00
BUILDING MAINTENANCE								
100.00	1,520.92	1,420.92	07210	Repair & Maintenance	5,814.85	15,209.20	9,394.35	18,251.00
320.00	325.00	5.00	07220	Janitorial	2,460.00	3,250.00	790.00	3,900.00
.00	375.00	375.00	07230	Exterminating	1,105.00	3,750.00	2,645.00	4,500.00
.00	33.33	33.33	07240	Fire Equipment Maint & Repai	1,679.57	333.30	(1,346.27)	400.00
390.00	83.33	(306.67)	07320	Plumbing Repairs	4,772.42	833.30	(3,939.12)	1,000.00
810.00	2,337.58	1,527.58		BUILDING MAINTENANCE	15,831.84	23,375.80	7,543.96	28,051.00
GROUND MAINTENANCE								
870.00	250.00	(620.00)	08010	Lawn Maintenance	7,100.00	2,500.00	(4,600.00)	3,000.00
.00	83.33	83.33	08020	Irrigation	.00	833.30	833.30	1,000.00
.00	250.00	250.00	08050	Landscape Extras	1,500.00	2,500.00	1,000.00	3,000.00
870.00	583.33	(286.67)		GROUND MAINTENANCE	8,600.00	5,833.30	(2,766.70)	7,000.00
MANAGEMENT								
552.50	552.50	.00	09000	Management Fees	5,525.00	5,525.00	.00	6,630.00
552.50	552.50	.00		MANAGEMENT	5,525.00	5,525.00	.00	6,630.00
ADMINISTRATIVE & OFFICE								
40.04	83.33	43.29	09110	Office Expense	500.76	833.30	332.54	1,000.00
.00	41.66	41.66	09120	CPA	550.00	416.60	(133.40)	500.00
900.00	416.66	(483.34)	09125	Legal	3,550.00	4,166.60	616.60	5,000.00
2,734.72	2,708.33	(26.39)	09134	Loan Payment	20,055.94	27,083.30	7,027.36	32,500.00

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Actual	Current Period		Account	Description	Year-To-Date			Yearly Budget
	Budget	Variance			Actual	Budget	Variance	
793.00	54.17	(738.83)	09140	Fees/Permits	1,582.14	541.70	(1,040.44)	650.00
2,421.75	2,666.67	244.92	09150	General Insurance	22,531.78	26,666.70	4,134.92	32,000.00
6,889.51	5,970.82	(918.69)		ADMINISTRATIVE & OFFICE	48,770.62	59,708.20	10,937.58	71,650.00
14,397.19	13,560.90	(836.29)		TOTAL EXPENSES	125,451.65	135,609.00	10,157.35	162,731.00
RESERVES								
651.07	651.08	.01	09200	Reserve Transfer	6,510.70	6,510.80	.10	7,813.00
651.07	651.08	.01		TOTAL RESERVES	6,510.70	6,510.80	.10	7,813.00
(810.40)	.02	(810.42)		Current Year Net Income/(los	10,772.94	.20	10,772.74	.00