

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet
As of 09/30/16**ASSETS****CASH:**

1010	Popular Bank Oper	\$	45,538.18	
1020	Popular Bank Reserve		40,339.56	
SUBTOTAL CASH				\$ 85,877.74

CURRENT ASSETS:

1110	A/R Maintenance	\$	4,752.95	
1160	A/R Miscellaneous		150.00	
1170	A/R Late Charges		125.00	
1195	Attorney Fees Receivable		350.00	
1210	Utility Deposits		80.00	
1215	Popular Roof Loan		46,386.03	
TOTAL CURRENT ASSETS				\$ 51,843.98
TOTAL ASSETS				\$ 137,721.72

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LIABILITIES & EQUITY**CURRENT LIABILITIES:**

3050	Popular Loan Payable	\$	46,386.03	
3310	Prepaid Member Fees		4,004.00	
SUBTOTAL CURRENT LIABILITIES				\$ 50,390.03

RESERVES

5010	Reserve Roof	\$	1,304.33	
5015	Reserve Painting		10,713.87	
5020	Reserve Paving		27,112.44	
5030	Reserve interest		1,208.02	
RESERVES				\$ 40,338.66

EQUITY:

5510	Retained Earnings	\$	35,409.69	
	Current Year Net Income/(Loss)		11,583.34	
SUBTOTAL EQUITY				\$ 46,993.03

TOTAL LIABILITIES & EQUITY				\$ 137,721.72
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VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 09/01/16 to 09/30/16

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Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
14,187.00	14,212.00	(25.00)	06110	Maintenance Income	127,778.00	127,908.00	(130.00)	170,544.00
(50.00)	.00	(50.00)	06160	Misc. Owner Income	5.00	.00	5.00	.00
256.52	.00	256.52	06165	Owners Interest Income	256.52	.00	256.52	.00
75.00	.00	75.00	06170	Owner Late Fees	450.00	.00	450.00	.00
.82	.00	.82	06900	Interest	7.91	.00	7.91	.00
<u>14,469.34</u>	<u>14,212.00</u>	<u>257.34</u>		SUBTOTAL INCOME	<u>128,497.43</u>	<u>127,908.00</u>	<u>589.43</u>	<u>170,544.00</u>
EXPENSES								
UTILITIES								
1,399.35	1,083.33	(316.02)	07010	Refuse	11,422.26	9,749.97	(1,672.29)	13,000.00
97.00	116.67	19.67	07050	Electricity	914.38	1,050.03	135.65	1,400.00
3,686.18	2,916.67	(769.51)	07060	Water / Sewer	29,112.37	26,250.03	(2,862.34)	35,000.00
<u>5,182.53</u>	<u>4,116.67</u>	<u>(1,065.86)</u>		UTILITIES	<u>41,449.01</u>	<u>37,050.03</u>	<u>(4,398.98)</u>	<u>49,400.00</u>
BUILDING MAINTENANCE								
1,943.92	1,520.92	(423.00)	07210	Repair & Maintenance	5,714.85	13,688.28	7,973.43	18,251.00
320.00	325.00	5.00	07220	Janitorial	2,140.00	2,925.00	785.00	3,900.00
585.00	375.00	(210.00)	07230	Exterminating	1,105.00	3,375.00	2,270.00	4,500.00
.00	33.33	33.33	07240	Fire Equipment Maint & Repai	1,679.57	299.97	(1,379.60)	400.00
145.00	83.33	(61.67)	07320	Plumbing Repairs	4,382.42	749.97	(3,632.45)	1,000.00
<u>2,993.92</u>	<u>2,337.58</u>	<u>(656.34)</u>		BUILDING MAINTENANCE	<u>15,021.84</u>	<u>21,038.22</u>	<u>6,016.38</u>	<u>28,051.00</u>
GROUND MAINTENANCE								
290.00	250.00	(40.00)	08010	Lawn Maintenance	6,230.00	2,250.00	(3,980.00)	3,000.00
.00	83.33	83.33	08020	Irrigation	.00	749.97	749.97	1,000.00
.00	250.00	250.00	08050	Landscape Extras	1,500.00	2,250.00	750.00	3,000.00
<u>290.00</u>	<u>583.33</u>	<u>293.33</u>		GROUND MAINTENANCE	<u>7,730.00</u>	<u>5,249.97</u>	<u>(2,480.03)</u>	<u>7,000.00</u>
MANAGEMENT								
552.50	552.50	.00	09000	Management Fees	4,972.50	4,972.50	.00	6,630.00
<u>552.50</u>	<u>552.50</u>	<u>.00</u>		MANAGEMENT	<u>4,972.50</u>	<u>4,972.50</u>	<u>.00</u>	<u>6,630.00</u>
ADMINISTRATIVE & OFFICE								
66.10	83.33	17.23	09110	Office Expense	460.72	749.97	289.25	1,000.00
.00	41.66	41.66	09120	CPA	550.00	374.94	(175.06)	500.00
.00	416.66	416.66	09125	Legal	2,650.00	3,749.94	1,099.94	5,000.00
2,734.72	2,708.33	(26.39)	09134	Loan Payment	17,321.22	24,374.97	7,053.75	32,500.00

VICTORIA SQUARE CONDOMINIUM,

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INCOME AND EXPENSE STATEMENT

Period: 09/01/16 to 09/30/16

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
.00	54.17	54.17	09140	Fees/Permits	789.14	487.53	(301.61)	650.00
4,964.59	2,666.67	(2,297.92)	09150	General Insurance	20,110.03	24,000.03	3,890.00	32,000.00
7,765.41	5,970.82	(1,794.59)		ADMINISTRATIVE & OFFICE	41,881.11	53,737.38	11,856.27	71,650.00
16,784.36	13,560.90	(3,223.46)		TOTAL EXPENSES	111,054.46	122,048.10	10,993.64	162,731.00
RESERVES								
651.07	651.08	.01	09200	Reserve Transfer	5,859.63	5,859.72	.09	7,813.00
651.07	651.08	.01		TOTAL RESERVES	5,859.63	5,859.72	.09	7,813.00
(2,966.09)	.02	(2,966.11)		Current Year Net Income/(los)	11,583.34	.18	11,583.16	.00
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