VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 04/30/17

ASSETS

CASH:			
1010	Popular Bank Oper	$ 65,979.22	
1020	Popular Bank Reserve	46,337.39	
	SUBTOTAL CASH		$ 112,316.61
CURRENT ASSETS:			
1110	A/R Maintenance	$ 5,623.95	
1130	A/R Assessment	9,633.00	
1170	A/R Late Charges	200.00	
1195	Attorney Fees Receivable	350.00	
1210	Utility Deposits	80.00	
1215	Popular Roof Loan	29,072.54	
	TOTAL CURRENT ASSETS		$ 44,959.49
	TOTAL ASSETS		$ 157,276.10

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3050	Popular Loan Payable	$ 29,072.54	
3310	Prepaid Member Fees	5,961.00	
	SUBTOTAL CURRENT LIABILITIES		$ 35,033.54
RESERVES			
5010	Reserve Roof	$ 1,304.33	
5015	Reserve Painting	12,017.00	
5020	Reserve Paving	31,757.68	
5030	Reserve interest	1,257.48	
	RESERVES		$ 46,336.49
EQUITY:			
5510	Retained Earnings	$ 46,928.92	
	Current Year Net Income/(Loss)	28,977.15	
	SUBTOTAL EQUITY		$ 75,906.07
	TOTAL LIABILITIES & EQUITY		$ 157,276.10

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 04/01/17 to 04/30/17

	Current Period				Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:								
14,514.00	14,564.00	(50.00)	06110	Maintenance Income	58,168.50	58,256.00	(87.50)	174,768.00
21,953.00	.00	21,953.00	06130	Assessment Income	21,953.00	.00	21,953.00	.00
.00	.00	.00	06160	Misc. Owner Income	(50.00)	.00	(50.00)	.00
150.00	.00	150.00	06170	Owner Late Fees	410.00	.00	410.00	.00
.00	.00	.00	06200	Misc Income	30.00	.00	30.00	.00
1.01	.00	1.01	06900	Interest	3.71	.00	3.71	.00
36,618.01	14,564.00	22,054.01		SUBTOTAL INCOME	80,515.21	58,256.00	22,259.21	174,768.00
				EXPENSES				
UTILITIES								
1,352.11	1,333.33	(18.78)	07010	Refuse	5,078.44	5,333.32	254.88	16,000.00
105.84	116.67	10.83	07050	Electricity	433.85	466.68	32.83	1,400.00
4,090.60	3,166.67	(923.93)	07060	Water / Sewer	15,792.58	12,666.68	(3,125.90)	38,000.00
169.60	.00	(169.60)	07150	Security	169.60	.00	(169.60)	.00
5,718.15	4,616.67	(1,101.48)		UTILITIES	21,474.47	18,466.68	(3,007.79)	55,400.00
BUILDING MAINTENANCE								
.00	1,083.33	1,083.33	07210	Repair & Maintenance	489.60	4,333.32	3,843.72	13,000.00
640.00	333.33	(306.67)	07220	Janitorial	960.00	1,333.32	373.32	4,000.00
.00	41.67	41.67	07230	Exterminating	240.00	166.68	(73.32)	500.00
.00	41.67	41.67	07240	Fire Equipment Maint & Repai	455.00	166.68	(288.32)	500.00
.00	83.33	83.33	07320	Plumbing Repairs	98.92	333.32	234.40	1,000.00
640.00	1,583.33	943.33		BUILDING MAINTENANCE	2,243.52	6,333.32	4,089.80	19,000.00
GROUND MAINTENANCE								
.00	416.67	416.67	08010	Lawn Maintenance	1,630.00	1,666.68	36.68	5,000.00
.00	83.33	83.33	08020	Irrigation	.00	333.32	333.32	1,000.00
.00	208.33	208.33	08050	Landscape Extras	.00	833.32	833.32	2,500.00
.00	708.33	708.33		GROUND MAINTENANCE	1,630.00	2,833.32	1,203.32	8,500.00
MANAGEMENT								
569.17	569.17	.00	09000	Management Fees	2,276.68	2,276.68	.00	6,830.00
569.17	569.17	.00		MANAGEMENT	2,276.68	2,276.68	.00	6,830.00
ADMINISTRATIVE & OFFICE								
194.68	66.67	(128.01)	09110	Office Expense	1,168.25	266.68	(901.57)	800.00
.00	45.83	45.83	09120	CPA	.00	183.32	183.32	550.00

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 04/01/17 to 04/30/17

Current Period Actual	Current Period Budget	Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Variance	Yearly Budget
.00	416.66	416.66	09125	Legal	.00	1,666.64	1,666.64	5,000.00
2,734.72	2,708.33	(26.39)	09134	Loan Payment	10,938.88	10,833.32	(105.56)	32,500.00
.00	16.92	16.92	09140	Fees/Permits	61.25	67.68	6.43	203.00
484.60	2,833.33	2,348.73	09150	General Insurance	7,749.85	11,333.32	3,583.47	34,000.00
3,414.00	6,087.74	2,673.74		ADMINISTRATIVE & OFFICE	19,918.23	24,350.96	4,432.73	73,053.00
10,341.32	13,565.24	3,223.92		TOTAL EXPENSES	47,542.90	54,260.96	6,718.06	162,783.00
RESERVES								
998.79	998.75	(.04)	09200	Reserve Transfer	3,995.16	3,995.00	(.16)	11,985.00
998.79	998.75	(.04)		TOTAL RESERVES	3,995.16	3,995.00	(.16)	11,985.00
25,277.90	.01	25,277.89		Current Year Net Income/(los	28,977.15	.04	28,977.11	.00