VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 02/28/17

ASSETS

CASH:			
1010	Popular Bank Oper	$ 50,606.86	
1020	Popular Bank Reserve	44,325.18	
	SUBTOTAL CASH		$ 94,932.04
CURRENT ASSETS:			
1110	A/R Maintenance	$ 4,810.95	
1160	A/R Miscellaneous	50.00	
1170	A/R Late Charges	125.00	
1195	Attorney Fees Receivable	350.00	
1210	Utility Deposits	80.00	
1215	Popular Roof Loan	34,070.10	
	TOTAL CURRENT ASSETS		$ 39,486.05
	TOTAL ASSETS		$ 134,418.09
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LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3050	Popular Loan Payable	$ 34,070.10	
3310	Prepaid Member Fees	6,253.00	
	SUBTOTAL CURRENT LIABILITIES		$ 40,323.10
RESERVES			
5010	Reserve Roof	$ 1,304.33	
5015	Reserve Painting	11,626.06	
5020	Reserve Paving	30,151.04	
5030	Reserve interest	1,242.85	
	RESERVES		$ 44,324.28
EQUITY:			
5510	Retained Earnings	$ 46,928.92	
	Current Year Net Income/(Loss)	2,841.79	
	SUBTOTAL EQUITY		$ 49,770.71
	TOTAL LIABILITIES & EQUITY		$ 134,418.09
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VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 02/01/17 to 02/28/17

Current Period Actual	Current Period Budget	Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
14,564.00	14,564.00	.00	06110	Maintenance Income	29,090 50	29,128.00	(37.50)	174,768 00
00	.00	.00	06160	Misc. Owner Income	(50 00)	.00	(50.00)	.00
100.00	.00	100 00	06170	Owner Late Fees	160.00	.00	160.00	.00
30 00	.00	30.00	06200	Misc Income	30.00	.00	30.00	00
.85	.00	.85	06900	Interest	1.76	00	1 76	00
14,694.85	14,564.00	130.85		SUBTOTAL INCOME	29,232.26	29,128.00	104.26	174,768.00
				EXPENSES				
UTILITIES								
1,242.11	1,333.33	91.22	07010	Refuse	2,484.22	2,666.66	182.44	16,000.00
119.24	116.67	(2.57)	07050	Electricity	225 79	233.34	7.55	1,400.00
4,529 54	3,166.67	(1,362.87)	07060	Water / Sewer	8,087.96	6,333.34	(1,754 62)	38,000 00
5,890.89	4,616.67	(1,274.22)		UTILITIES	10,797.97	9,233.34	(1,564.63)	55,400.00
BUILDING MAINTENANCE								
.00	1,083.33	1,083.33	07210	Repair & Maintenance	.00	2,166.66	2,166.66	13,000.00
320.00	333.33	13.33	07220	Janitorial	320.00	666.66	346.66	4,000 00
.00	41.67	41.67	07230	Exterminating	.00	83.34	83 34	500 00
.00	41 67	41.67	07240	Fire Equipment Maint & Repai	.00	83.34	83.34	500.00
00	83.33	83.33	07320	Plumbing Repairs	98.92	166.66	67.74	1,000.00
320.00	1,583.33	1,263.33		BUILDING MAINTENANCE	418.92	3,166.66	2,747.74	19,000.00
GROUND MAINTENANCE								
450.00	416.67	(33.33)	08010	Lawn Maintenance	740.00	833.34	93.34	5,000.00
.00	83.33	83.33	08020	Irrigation	.00	166.66	166 66	1,000 00
.00	208.33	208.33	08050	Landscape Extras	00	416.66	416.66	2,500.00
450.00	708.33	258.33		GROUND MAINTENANCE	740.00	1,416.66	676.66	8,500 00
MANAGEMENT								
569 17	569.17	00	09000	Management Fees	1,138.34	1,138.34	.00	6,830.00
569.17	569.17	.00		MANAGEMENT	1,138.34	1,138.34	.00	6,830.00
ADMINISTRATIVE & OFFICE								
502.35	66 67	(435 68)	09110	Office Expense	923.47	133.34	(790.13)	800 00
00	45.83	45.83	09120	CPA	.00	91.66	91.66	550 00
.00	416.66	416.66	09125	Legal	.00	833.32	833.32	5,000 00
2,734 72	2,708.33	(26.39)	09134	Loan Payment	5,469.44	5,416.66	(52.78)	32,500 00

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period. 02/01/17 to 02/28/17

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
61 25	16.92	(44 33)	09140	Fees/Permits	61 25	33 84	(27 41)	203 00
2,421 75	2,833 33	411 58	09150	General Insurance	4,843 50	5,666 66	823 16	34,000 00
5,720.07	6,087 74	367 67		ADMINISTRATIVE & OFFICE	11,297 66	12,175 48	877 82	73,053 00
12,950 13	13,565.24	615 11		TOTAL EXPENSES	24,392.89	27,130 48	2,737 59	162,783 00
RESERVES								
998.79	998 75	(04)	09200	Reserve Transfer	1,997 58	1,997 50	(08)	11,985 00
998 79	998 75	(04)		TOTAL RESERVES	1,997 58	1,997 50	(08)	11,985 00
745 93	01	745 92		Current Year Net Income/(los	2,841 79	02	2,841 77	00