VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 01/31/17

ASSETS

CASH:			
1010	Popular Bank Oper	$ 51,811.93	
1020	Popular Bank Reserve	43,319.67	
	SUBTOTAL CASH		$ 95,131.60
CURRENT ASSETS			
1110	A/R Maintenance	$ 3,908.95	
1160	A/R Miscellaneous	50.00	
1170	A/R Late Charges	50.00	
1195	Attorney Fees Receivable	350.00	
1210	Utility Deposits	80.00	
1215	Popular Roof Loan	36,568.88	
	TOTAL CURRENT ASSETS		$ 41,007.83
	TOTAL ASSETS		$ 136,139.43

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3050	Popular Loan Payable	$ 36,568 88	
3310	Prepaid Member Fees	7,227.00	
	SUBTOTAL CURRENT LIABILITIES		$ 43,795.88
RESERVES			
5010	Reserve Roof	$ 1,304.33	
5015	Reserve Painting	11,430.59	
5020	Reserve Paving	29,347.72	
5030	Reserve interest	1,236.13	
	RESERVES		$ 43,318.77
EQUITY:			
5510	Retained Earnings	$ 46,928.92	
	Current Year Net Income/(Loss)	2,095 86	
	SUBTOTAL EQUITY		$ 49,024.78
	TOTAL LIABILITIES & EQUITY		$ 136,139 43

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 01/01/17 to 01/31/17

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
INCOME:								
14,526.50	14,564 00	(37.50)	06110	Maintenance Income	14,526.50	14,564.00	(37 50)	174,768 00
(50 00)	.00	(50.00)	06160	Misc. Owner Income	(50.00)	.00	(50.00)	00
60.00	.00	60.00	06170	Owner Late Fees	60.00	00	60.00	.00
.91	.00	.91	06900	Interest	.91	00	.91	.00
14,537.41	14,564.00	(26.59)		SUBTOTAL INCOME	14,537.41	14,564.00	(26 59)	174,768.00
				EXPENSES				
UTILITIES								
1,242.11	1,333.33	91 22	07010	Refuse	1,242 11	1,333 33	91.22	16,000 00
106.55	116 67	10 12	07050	Electricity	106.55	116 67	10.12	1,400.00
3,558 42	3,166.67	(391.75)	07060	Water / Sewer	3,558.42	3,166.67	(391.75)	38,000.00
4,907.08	4,616.67	(290 41)		UTILITIES	4,907 08	4,616 67	(290 41)	55,400.00
BUILDING MAINTENANCE								
00	1,083 33	1,083 33	07210	Repair & Maintenance	.00	1,083.33	1.083 33	13,000.00
.00	333.33	333.33	07220	Janitorial	.00	333.33	333 33	4,000.00
.00	41 67	41.67	07230	Exterminating	.00	41.67	41 67	500 00
.00	41 67	41 67	07240	Fire Equipment Maint & Repai	.00	41.67	41.67	500 00
98.92	83.33	(15.59)	07320	Plumbing Repairs	98.92	83.33	(15.59)	1,000 00
98.92	1,583 33	1,484 41		BUILDING MAINTENANCE	98.92	1,583.33	1,484 41	19,000.00
GROUND MAINTENANCE								
290.00	416.67	126.67	08010	Lawn Maintenance	290 00	416.67	126.67	5,000.00
.00	83.33	83.33	08020	Irrigation	.00	83.33	83 33	1,000.00
.00	208.33	208.33	08050	Landscape Extras	00	208.33	208 33	2,500.00
290.00	708.33	418.33		GROUND MAINTENANCE	290.00	708.33	418 33	8,500.00
MANAGEMENT								
569.17	569.17	00	09000	Management Fees	569 17	569.17	.00	6,830 00
569.17	569 17	.00		MANAGEMENT	569.17	569 17	.00	6,830.00
ADMINISTRATIVE & OFFICE								
421 12	66 67	(354 45)	09110	Office Expense	421.12	66.67	(354 45)	800.00
.00	45 83	45 83	09120	CPA	00	45.83	45 83	550.00
.00	416.66	416 66	09125	Legal	.00	416.66	416 66	5,000.00
2,734.72	2,708.33	(26.39)	09134	Loan Payment	2,734 72	2,708.33	(26 39)	32,500 00
00	16.92	16 92	09140	Fees/Permits	.00	16.92	16.92	203 00

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 01/01/17 to 01/31/17

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
2,421.75	2,833.33	411.58	09150	General Insurance	2,421.75	2,833.33	411 58	34,000.00
5,577.59	6,087 74	510 15		ADMINISTRATIVE & OFFICE	5,577.59	6,087 74	510 15	73,053 00
11,442.76	13,565.24	2,122 48		TOTAL EXPENSES	11,442 76	13,565.24	2,122.48	162,783.00
RESERVES								
998 79	998.75	(04)	09200	Reserve Transfer	998.79	998.75	(.04)	11,985 00
998.79	998.75	(.04)		TOTAL RESERVES	998.79	998 75	(04)	11,985.00
2,095 86	.01	2,095.85		Current Year Net Income/(los	2,095.86	.01	2,095.85	.00