

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet
As of 07/31/17**ASSETS****CASH:**

1010	Popular Bank Oper	\$	7,824.30
1020	Popular Bank Reserve		49,358.37
SUBTOTAL CASH			\$ 57,182.67

CURRENT ASSETS:

1110	A/R Maintenance	\$	4,335.00
1130	A/R Assessment		2,917.00
1170	A/R Late Charges		300.00
1210	Utility Deposits		80.00
1215	Popular Roof Loan		21,576.20
TOTAL CURRENT ASSETS			\$ 29,208.20
TOTAL ASSETS			\$ 86,390.87
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LIABILITIES & EQUITY**CURRENT LIABILITIES:**

3050	Popular Loan Payable	\$	21,576.20
3310	Prepaid Member Fees		6,415.00
SUBTOTAL CURRENT LIABILITIES			\$ 27,991.20

RESERVES

5010	Reserve Roof	\$	1,304.33
5015	Reserve Painting		12,603.41
5020	Reserve Paving		34,167.64
5030	Reserve interest		1,282.09
RESERVES			\$ 49,357.47

EQUITY:

5510	Retained Earnings	\$	46,928.92
	Current Year Net Income/(Loss)		(37,886.72)
SUBTOTAL EQUITY			\$ 9,042.20
TOTAL LIABILITIES & EQUITY			\$ 86,390.87
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VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 07/01/17 to 07/31/17

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Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:								
14,564.00	14,564.00	.00	06110	Maintenance Income	101,860.50	101,948.00	(87.50)	174,768.00
.00	.00	.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
293.77	.00	293.77	06165	Owners Interest Income	293.77	.00	293.77	.00
125.00	.00	125.00	06170	Owner Late Fees	710.00	.00	710.00	.00
15.00	.00	15.00	06200	Misc Income	60.00	.00	60.00	.00
.22	.00	.22	06900	Interest	5.57	.00	5.57	.00
14,997.99	14,564.00	433.99		SUBTOTAL INCOME	124,832.84	101,948.00	22,884.84	174,768.00

EXPENSES

UTILITIES

1,242.11	1,333.33	91.22	07010	Refuse	8,804.77	9,333.31	528.54	16,000.00
92.73	116.67	23.94	07050	Electricity	739.33	816.69	77.36	1,400.00
4,400.40	3,166.67	(1,233.73)	07060	Water / Sewer	27,035.86	22,166.69	(4,869.17)	38,000.00
.00	.00	.00	07150	Security	254.40	.00	(254.40)	.00
5,735.24	4,616.67	(1,118.57)		UTILITIES	36,834.36	32,316.69	(4,517.67)	55,400.00

BUILDING MAINTENANCE

5,473.72	1,083.33	(4,390.39)	07210	Repair & Maintenance	69,780.73	7,583.31	(62,197.42)	13,000.00
320.00	333.33	13.33	07220	Janitorial	1,920.00	2,333.31	413.31	4,000.00
.00	41.67	41.67	07230	Exterminating	240.00	291.69	51.69	500.00
159.00	41.67	(117.33)	07240	Fire Equipment Maint & Repai	913.21	291.69	(621.52)	500.00
470.00	.00	(470.00)	07310	Roof Repairs	470.00	.00	(470.00)	.00
.00	83.33	83.33	07320	Plumbing Repairs	98.92	583.31	484.39	1,000.00
6,422.72	1,583.33	(4,839.39)		BUILDING MAINTENANCE	73,422.86	11,083.31	(62,339.55)	19,000.00

GROUND MAINTENANCE

290.00	416.67	126.67	08010	Lawn Maintenance	3,339.00	2,916.69	(422.31)	5,000.00
.00	83.33	83.33	08020	Irrigation	.00	583.31	583.31	1,000.00
3,100.00	208.33	(2,891.67)	08050	Landscape Extras	3,360.00	1,458.31	(1,901.69)	2,500.00
3,390.00	708.33	(2,681.67)		GROUND MAINTENANCE	6,699.00	4,958.31	(1,740.69)	8,500.00

MANAGEMENT

569.17	569.17	.00	09000	Management Fees	3,984.19	3,984.19	.00	6,830.00
569.17	569.17	.00		MANAGEMENT	3,984.19	3,984.19	.00	6,830.00

ADMINISTRATIVE & OFFICE

VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 07/01/17 to 07/31/17

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Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
39.26	66.67	27.41	09110	Office Expense	1,306.73	466.69	(840.04)	800.00
.00	45.83	45.83	09120	CPA	550.00	320.81	(229.19)	550.00
.00	416.66	416.66	09125	Legal	.00	2,916.62	2,916.62	5,000.00
425.00	.00	(425.00)	09132	Bad Debt	425.00	.00	(425.00)	.00
2,734.72	2,708.33	(26.39)	09134	Loan Payment	19,143.04	18,958.31	(184.73)	32,500.00
.00	16.92	16.92	09140	Fees/Permits	61.25	118.44	57.19	203.00
2,068.51	2,833.33	764.82	09150	General Insurance	13,301.60	19,833.31	6,531.71	34,000.00
5,267.49	6,087.74	820.25		ADMINISTRATIVE & OFFICE	34,787.62	42,614.18	7,826.56	73,053.00
21,384.62	13,565.24	(7,819.38)		TOTAL EXPENSES	155,728.03	94,956.68	(60,771.35)	162,783.00
RESERVES								
998.79	998.75	(.04)	09200	Reserve Transfer	6,991.53	6,991.25	(.28)	11,985.00
998.79	998.75	(.04)		TOTAL RESERVES	6,991.53	6,991.25	(.28)	11,985.00
(7,385.42)	.01	(7,385.43)		Current Year Net Income/(los	(37,886.72)	.07	(37,886.79)	.00
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