VICTORIA SQUARE CONDOMINIUM,

Balance Sheet
As of 06/30/17

ASSETS

CASH:			
1010	Popular Bank Oper	$ 11,615.77	
1020	Popular Bank Reserve	48,351.28	
	SUBTOTAL CASH		$ 59,967.05
CURRENT ASSETS:			
1110	A/R Maintenance	$ 5,781.95	
1130	A/R Assessment	4,190.00	
1170	A/R Late Charges	225.00	
1195	Attorney Fees Receivable	350.00	
1210	Utility Deposits	80.00	
1215	Popular Roof Loan	24,074.98	
	TOTAL CURRENT ASSETS		$ 34,701.93
	TOTAL ASSETS		$ 94,668.98

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3050	Popular Loan Payable	$ 24,074.98	
3310	Prepaid Member Fees	5,816.00	
	SUBTOTAL CURRENT LIABILITIES		$ 29,890.98
RESERVES			
5010	Reserve Roof	$ 1,304.33	
5015	Reserve Painting	12,407.94	
5020	Reserve Paving	33,364.32	
5030	Reserve interest	1,273.79	
	RESERVES		$ 48,350.38
EQUITY:			
5510	Retained Earnings	$ 46,928.92	
	Current Year Net Income/(Loss)	(30,501.30)	
	SUBTOTAL EQUITY		$ 16,427.62
	TOTAL LIABILITIES & EQUITY		$ 94,668.98

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 06/01/17 to 06/30/17

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	87,296.50	87,384.00	(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
100.00	.00	100.00	06170	Owner Late Fees	585.00	.00	585.00	.00
15.00	.00	15.00	06200	Misc Income	45.00	.00	45.00	.00
.54	.00	.54	06900	Interest	5.35	.00	5.35	.00
14,679.54	14,564.00	115.54		SUBTOTAL INCOME	109,834.85	87,384.00	22,450.85	174,768.00
				EXPENSES				
UTILITIES								
1,242.11	1,333.33	91.22	07010	Refuse	7,562.66	7,999.98	437.32	16,000.00
108.17	116.67	8.50	07050	Electricity	646.60	700.02	53.42	1,400.00
2,903.19	3,166.67	263.48	07060	Water / Sewer	22,635.46	19,000.02	(3,635.44)	38,000.00
84.80	.00	(84.80)	07150	Security	254.40	.00	(254.40)	.00
4,338.27	4,616.67	278.40		UTILITIES	31,099.12	27,700.02	(3,399.10)	55,400.00
BUILDING MAINTENANCE								
19,997.75	1,083.33	(18,914.42)	07210	Repair & Maintenance	64,307.01	6,499.98	(57,807.03)	13,000.00
320.00	333.33	13.33	07220	Janitorial	1,600.00	1,999.98	399.98	4,000.00
.00	41.67	41.67	07230	Exterminating	240.00	250.02	10.02	500.00
299.21	41.67	(257.54)	07240	Fire Equipment Maint & Repai	754.21	250.02	(504.19)	500.00
.00	83.33	83.33	07320	Plumbing Repairs	98.92	499.98	401.06	1,000.00
20,616.96	1,583.33	(19,033.63)		BUILDING MAINTENANCE	67,000.14	9,499.98	(57,500.16)	19,000.00
GROUND MAINTENANCE								
794.00	416.67	(377.33)	08010	Lawn Maintenance	3,049.00	2,500.02	(548.98)	5,000.00
.00	83.33	83.33	08020	Irrigation	.00	499.98	499.98	1,000.00
260.00	208.33	(51.67)	08050	Landscape Extras	260.00	1,249.98	989.98	2,500.00
1,054.00	708.33	(345.67)		GROUND MAINTENANCE	3,309.00	4,249.98	940.98	8,500.00
MANAGEMENT								
569.17	569.17	.00	09000	Management Fees	3,415.02	3,415.02	.00	6,830.00
569.17	569.17	.00		MANAGEMENT	3,415.02	3,415.02	.00	6,830.00
ADMINISTRATIVE & OFFICE								
51.80	66.67	14.87	09110	Office Expense	1,267.47	400.02	(867.45)	800.00
550.00	45.83	(504.17)	09120	CPA	550.00	274.98	(275.02)	550.00

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT
Period: 06/01/17 to 06/30/17

Current Period Actual	Budget	Variance	Account	Description	Year-To-Date Actual	Budget	Variance	Yearly Budget
.00	416.66	416.66	09125	Legal	.00	2,499.96	2,499.96	5,000.00
2,734.72	2,708.33	(26.39)	09134	Loan Payment	16,408.32	16,249.98	(158.34)	32,500.00
.00	16.92	16.92	09140	Fees/Permits	61.25	101.52	40.27	203.00
2,068.51	2,833.33	764.82	09150	General Insurance	11,233.09	16,999.98	5,766.89	34,000.00
5,405.03	6,087.74	682.71		ADMINISTRATIVE & OFFICE	29,520.13	36,526.44	7,006.31	73,053.00
31,983.43	13,565.24	(18,418.19)		TOTAL EXPENSES	134,343.41	81,391.44	(52,951.97)	162,783.00
RESERVES								
998.79	998.75	(.04)	09200	Reserve Transfer	5,992.74	5,992.50	(.24)	11,985.00
998.79	998.75	(.04)		TOTAL RESERVES	5,992.74	5,992.50	(.24)	11,985.00
(18,302.68)	.01	(18,302.69)		Current Year Net Income/(los	(30,501 30)	.06	(30,501.36)	.00