

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet
As of 05/31/17

ASSETS

CASH:

1010	Popular Bank Oper	\$ 29,501.45	
1020	Popular Bank Reserve	47,344.64	
	SUBTOTAL CASH		\$ 76,846.09

CURRENT ASSETS:

1110	A/R Maintenance	\$ 5,192.95	
1130	A/R Assessment	6,809.00	
1170	A/R Late Charges	150.00	
1195	Attorney Fees Receivable	350.00	
1210	Utility Deposits	80.00	
1215	Popular Roof Loan	26,573.76	
	TOTAL CURRENT ASSETS		\$ 39,155.71
	TOTAL ASSETS		\$ 116,001.80
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3050	Popular Loan Payable	\$ 26,573.76	
3310	Prepaid Member Fees	7,354.00	
	SUBTOTAL CURRENT LIABILITIES		\$ 33,927.76

RESERVES

5010	Reserve Roof	\$ 1,304.33	
5015	Reserve Painting	12,212.47	
5020	Reserve Paving	32,561.00	
5030	Reserve interest	1,265.94	
	RESERVES		\$ 47,343.74

EQUITY:

5510	Retained Earnings	\$ 46,928.92	
	Current Year Net Income/(Loss)	(12,198.62)	
	SUBTOTAL EQUITY		\$ 34,730.30
	TOTAL LIABILITIES & EQUITY		\$ 116,001.80
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VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 05/01/17 to 05/31/17

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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	72,732.50	72,820.00	(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
75.00	.00	75.00	06170	Owner Late Fees	485.00	.00	485.00	.00
.00	.00	.00	06200	Misc Income	30.00	.00	30.00	.00
1.10	.00	1.10	06900	Interest	4.81	.00	4.81	.00
14,640.10	14,564.00	76.10		SUBTOTAL INCOME	95,155.31	72,820.00	22,335.31	174,768.00
EXPENSES								
UTILITIES								
1,242.11	1,333.33	91.22	07010	Refuse	6,320.55	6,666.65	346.10	16,000.00
104.58	116.67	12.09	07050	Electricity	538.43	583.35	44.92	1,400.00
3,939.69	3,166.67	(773.02)	07060	Water / Sewer	19,732.27	15,833.35	(3,898.92)	38,000.00
.00	.00	.00	07150	Security	169.60	.00	(169.60)	.00
5,286.38	4,616.67	(669.71)		UTILITIES	26,760.85	23,083.35	(3,677.50)	55,400.00
BUILDING MAINTENANCE								
43,819.66	1,083.33	(42,736.33)	07210	Repair & Maintenance	44,309.26	5,416.65	(38,892.61)	13,000.00
320.00	333.33	13.33	07220	Janitorial	1,280.00	1,666.65	386.65	4,000.00
.00	41.67	41.67	07230	Exterminating	240.00	208.35	(31.65)	500.00
.00	41.67	41.67	07240	Fire Equipment Maint & Repai	455.00	208.35	(246.65)	500.00
.00	83.33	83.33	07320	Plumbing Repairs	98.92	416.65	317.73	1,000.00
44,139.66	1,583.33	(42,556.33)		BUILDING MAINTENANCE	46,383.18	7,916.65	(38,466.53)	19,000.00
GROUND MAINTENANCE								
625.00	416.67	(208.33)	08010	Lawn Maintenance	2,255.00	2,083.35	(171.65)	5,000.00
.00	83.33	83.33	08020	Irrigation	.00	416.65	416.65	1,000.00
.00	208.33	208.33	08050	Landscape Extras	.00	1,041.65	1,041.65	2,500.00
625.00	708.33	83.33		GROUND MAINTENANCE	2,255.00	3,541.65	1,286.65	8,500.00
MANAGEMENT								
569.17	569.17	.00	09000	Management Fees	2,845.85	2,845.85	.00	6,830.00
569.17	569.17	.00		MANAGEMENT	2,845.85	2,845.85	.00	6,830.00
ADMINISTRATIVE & OFFICE								
47.42	66.67	19.25	09110	Office Expense	1,215.67	333.35	(882.32)	800.00
.00	45.83	45.83	09120	CPA	.00	229.15	229.15	550.00

VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 05/01/17 to 05/31/17

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Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
.00	416.66	416.66	09125	Legal	.00	2,083.30	2,083.30	5,000.00
2,734.72	2,708.33	(26.39)	09134	Loan Payment	13,673.60	13,541.65	(131.95)	32,500.00
.00	16.92	16.92	09140	Fees/Permits	61.25	84.60	23.35	203.00
1,414.73	2,833.33	1,418.60	09150	General Insurance	9,164.58	14,166.65	5,002.07	34,000.00
<u>4,196.87</u>	<u>6,087.74</u>	<u>1,890.87</u>		ADMINISTRATIVE & OFFICE	<u>24,115.10</u>	<u>30,438.70</u>	<u>6,323.60</u>	<u>73,053.00</u>
54,817.08	13,565.24	(41,251.84)		TOTAL EXPENSES	102,359.98	67,826.20	(34,533.78)	162,783.00
RESERVES								
998.79	998.75	(.04)	09200	Reserve Transfer	4,993.95	4,993.75	(.20)	11,985.00
<u>998.79</u>	<u>998.75</u>	<u>(.04)</u>		TOTAL RESERVES	<u>4,993.95</u>	<u>4,993.75</u>	<u>(.20)</u>	<u>11,985.00</u>
(41,175.77)	.01	(41,175.78)		Current Year Net Income/(los)	(12,198.62)	.05	(12,198.67)	.00
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