

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet
As of 10/31/17

ASSETS

CASH:

1010	Popular Bank Oper	\$	13,847.41	
1020	Popular Bank Reserve		52,396.24	
SUBTOTAL CASH				\$ 66,243.65

CURRENT ASSETS:

1110	A/R Maintenance	\$	1,286.00	
1130	A/R Assessment		2,285.00	
1170	A/R Late Charges		50.00	
1210	Utility Deposits		80.00	
1215	Popular Roof Loan		14,079.86	
TOTAL CURRENT ASSETS				\$ 17,780.86
TOTAL ASSETS				\$ 84,024.51
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3050	Popular Loan Payable	\$	14,079.86	
3310	Prepaid Member Fees		3,262.00	
SUBTOTAL CURRENT LIABILITIES				\$ 17,341.86

RESERVES

5010	Reserve Roof	\$	1,304.33	
5015	Reserve Painting		13,189.82	
5020	Reserve Paving		36,577.60	
5030	Reserve interest		1,323.59	
RESERVES				\$ 52,395.34

EQUITY:

5510	Retained Earnings	\$	46,928.92	
	Current Year Net Income/(Loss)		(32,641.61)	
SUBTOTAL EQUITY				\$ 14,287.31
TOTAL LIABILITIES & EQUITY				\$ 84,024.51
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Period: 10/01/17 to 10/01/17									
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	145,527.50	145,640.00	(112.50)	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	
.00	.00	.00	06165	Owners Interest Income	570.02	.00	570.02	.00	
50.00	.00	50.00	06170	Owner Late Fees	785.00	.00	785.00	.00	
.00	.00	.00	06200	Misc Income	60.00	.00	60.00	.00	
.29	.00	.29	06900	Interest	6.22	.00	6.22	.00	
14,614.29	14,564.00	50.29		SUBTOTAL INCOME	168,851.74	145,640.00	23,211.74	174,768.00	
EXPENSES									
UTILITIES									
1,242.11	1,333.33	91.22	07010	Refuse	12,531.10	13,333.30	802.20	16,000.00	
89.85	116.67	26.82	07050	Electricity	1,012.27	1,166.70	154.43	1,400.00	
5,056.04	3,166.67	(1,889.37)	07060	Water / Sewer	39,852.12	31,666.70	(8,185.42)	38,000.00	
84.80	.00	(84.80)	07150	Security	424.00	.00	(424.00)	.00	
6,472.80	4,616.67	(1,856.13)		UTILITIES	53,819.49	46,166.70	(7,652.79)	55,400.00	
BUILDING MAINTENANCE									
.00	1,083.33	1,083.33	07210	Repair & Maintenance	70,512.70	10,833.30	(59,679.40)	13,000.00	
400.00	333.33	(66.67)	07220	Janitorial	2,960.00	3,333.30	373.30	4,000.00	
260.00	41.67	(218.33)	07230	Exterminating	500.00	416.70	(83.30)	500.00	
.00	41.67	41.67	07240	Fire Equipment Maint & Repai	913.21	416.70	(496.51)	500.00	
.00	.00	.00	07310	Roof Repairs	470.00	.00	(470.00)	.00	
.00	83.33	83.33	07320	Plumbing Repairs	293.42	833.30	539.88	1,000.00	
660.00	1,583.33	923.33		BUILDING MAINTENANCE	75,649.33	15,833.30	(59,816.03)	19,000.00	
GROUND MAINTENANCE									
.00	416.67	416.67	08010	Lawn Maintenance	3,629.00	4,166.70	537.70	5,000.00	
.00	83.33	83.33	08020	Irrigation	.00	833.30	833.30	1,000.00	
.00	208.33	208.33	08050	Landscape Extras	3,360.00	2,083.30	(1,276.70)	2,500.00	
.00	708.33	708.33		GROUND MAINTENANCE	6,989.00	7,083.30	94.30	8,500.00	
MANAGEMENT									
569.17	569.17	.00	09000	Management Fees	5,691.70	5,691.70	.00	6,830.00	
569.17	569.17	.00		MANAGEMENT	5,691.70	5,691.70	.00	6,830.00	

VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 10/01/17 to 10/31/17

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Current Period			Account	Description	Year-To-Date			Yearly Budget
Actual	Budget	Variance			Actual	Budget	Variance	
94.07	66.67	(27.40)	09110	Office Expense	1,465.35	666.70	(798.65)	800.00
.00	45.83	45.83	09120	CPA	550.00	458.30	(91.70)	550.00
.00	416.66	416.66	09125	Legal	.00	4,166.60	4,166.60	5,000.00
.00	.00	.00	09132	Bad Debt	425.00	.00	(425.00)	.00
2,734.72	2,708.33	(26.39)	09134	Loan Payment	27,347.20	27,083.30	(263.90)	32,500.00
.00	16.92	16.92	09140	Fees/Permits	61.25	169.20	107.95	203.00
2,068.51	2,833.33	764.82	09150	General Insurance	19,507.13	28,333.30	8,826.17	34,000.00
4,897.30	6,087.74	1,190.44		ADMINISTRATIVE & OFFICE	49,355.93	60,877.40	11,521.47	73,053.00
12,599.27	13,565.24	965.97		TOTAL EXPENSES	191,505.45	135,652.40	(55,853.05)	162,783.00
RESERVES								
998.79	998.75	(.04)	09200	Reserve Transfer	9,987.90	9,987.50	(.40)	11,985.00
998.79	998.75	(.04)		TOTAL RESERVES	9,987.90	9,987.50	(.40)	11,985.00
1,016.23	.01	1,016.22		Current Year Net Income/(los	(32,641.61)	.10	(32,641.71)	.00
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