

Run Date: 03/09/10

Run Time: 01:42 PM

**VICTORIA SQUARE CONDOMINIUM,
BALANCE SHEET
As of 02/28/10**

ASSETS

CASH:			
1010	Banco Popular Operating	\$	(2,271.05)
	SUBTOTAL CASH		<u>\$ (2,271.05)</u>
CURRENT ASSETS:			
1110	A/R Maintenance	\$	34,949.40
1170	A/R Late Charges		2,425.00
1210	Utility Deposits		80.00
	TOTAL CURRENT ASSETS		<u>\$ 37,454.40</u>
	TOTAL ASSETS		<u>\$ 35,183.35</u> =====

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3310	Prepaid Member Fees	\$	1,410.00
	SUBTOTAL CURRENT LIABILITIES		<u>\$ 1,410.00</u>
EQUITY:			
5510	Retained Earnings	\$	40,663.64
	Current Year Net Income/(Loss)		(6,890.29)
	SUBTOTAL EQUITY		<u>\$ 33,773.35</u>
	TOTAL LIABILITIES & EQUITY		<u>\$ 35,183.35</u> =====

Run Date: 03/09/10

Run Time: 01:42 PM

**VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT**
Period: 02/01/10 to 02/28/10

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
10,045.00	.00	10,045.00	06110 Maintenance Income	16,468.40	.00	16,468.40	.00
400.00	.00	400.00	06170 Owner Late Fees	625.00	.00	625.00	.00
209.14	.00	209.14	06196 In Unit Work Order Income	209.14	.00	209.14	.00
.47	.00	.47	06900 Interest	1.05	.00	1.05	.00
10,654.61	.00	10,654.61	SUBTOTAL INCOME	17,303.59	.00	17,303.59	.00
EXPENSES							
UTILITIES							
1,557.50	.00	(1,557.50)	07010 Refuse	6,113.28	.00	(6,113.28)	.00
77.01	.00	(77.01)	07050 Electricity	169.06	.00	(169.06)	.00
2,646.08	.00	(2,646.08)	07060 Water / Sewer	5,260.60	.00	(5,260.60)	.00
4,280.59	.00	(4,280.59)	UTILITIES	11,542.94	.00	(11,542.94)	.00
BUILDING MAINTENANCE							
219.42	.00	(219.42)	07210 Repair & Maintenance	1,353.34	.00	(1,353.34)	.00
219.42	.00	(219.42)	BUILDING MAINTENANCE	1,353.34	.00	(1,353.34)	.00
GROUND MAINTENANCE							
.00	.00	.00	08010 Lawn Maintenance	450.00	.00	(450.00)	.00
.00	.00	.00	GROUND MAINTENANCE	450.00	.00	(450.00)	.00
MANAGEMENT							
463.50	.00	(463.50)	09000 Management Fees	927.00	.00	(927.00)	.00
463.50	.00	(463.50)	MANAGEMENT	927.00	.00	(927.00)	.00
ADMINISTRATIVE & OFFICE							
90.30	.00	(90.30)	09110 Office Expense	202.77	.00	(202.77)	.00
700.00	.00	(700.00)	09125 Legal	4,992.15	.00	(4,992.15)	.00
.00	.00	.00	09140 Fees/Permits	61.25	.00	(61.25)	.00
2,292.17	.00	(2,292.17)	09150 General Insurance	4,664.43	.00	(4,664.43)	.00
3,082.47	.00	(3,082.47)	ADMINISTRATIVE & OFFICE	9,920.60	.00	(9,920.60)	.00
8,045.98	.00	(8,045.98)	TOTAL EXPENSES	24,193.88	.00	(24,193.88)	.00
2,608.63	.00	2,608.63	CURRENT YEAR NET INCOME/(LOSS)	(6,890.29)	.00	(6,890.29)	.00