

Victoria Park II Property Owners Association, Inc.
 BALANCE SHEET
 As of 08/31/17

ASSETS

	OPERATING ASSETS:	
1010	Operating - Iberia Bank	\$ 88,138.25
	Total Operating Assets	<u>\$ 88,138.25</u>
	RESERVE ASSETS:	
2010	Cash Reserves - Iberia	\$ 152,211.39
	Total Reserve Assets	<u>\$ 152,211.39</u>
	TOTAL ASSETS	<u><u>\$ 240,349.64</u></u>

LIABILITIES & EQUITY

	CURRENT LIABILITIES:	
3120	Prepaid Owner Assessments	\$ 1,985.83
	Total Current Liabilities	<u>\$ 1,985.83</u>
	RESERVES:	
5005	Reserves - Replacement Fund	\$ 152,211.39
	Total Reserves	<u>\$ 152,211.39</u>
	EQUITY:	
5510	Fund Balance	\$ 47,553.85
5520	Capital Contribution	8,000.00
	Current Year Surplus (Deficit)	30,598.57
	Total Equity	<u>\$ 86,152.42</u>
	TOTAL LIABILITIES & EQUITY	<u><u>\$ 240,349.64</u></u>

Victoria Park II Property Owners Association, Inc.
Income/Expense Statement
Period: 08/01/17 to 08/31/17

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06010 Maintenance Fees	.00	.00	.00	109,064.79	112,000.00	(2,935.21)	112,000.00
06050 Reserve Interest	25.85	.00	25.85	201.93	.00	201.93	.00
06080 Late Fees/Finance Charges	.00	83.33	(83.33)	697.91	666.64	31.27	1,000.00
06090 Application Fees	.00	41.67	(41.67)	1,800.00	333.36	1,466.64	500.00
06210 Victoria Park I Income	.00	83.33	(83.33)	1,875.26	666.64	1,208.62	1,000.00
06290 Other Income	100.00	.00	100.00	223.45	.00	223.45	.00
Subtotal Income	125.85	208.33	(82.48)	113,863.34	113,666.64	196.70	114,500.00
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	1,800.00	1,800.00	.00	14,400.00	14,400.00	.00	21,600.00
07020 Write off/Bad Debt	.00	83.33	83.33	.00	666.64	666.64	1,000.00
07030 Office Expenses - Postage	.00	.00	.00	700.00	.00	(700.00)	.00
07090 Fees to Division-St of Florid	.00	6.25	6.25	61.25	50.00	(11.25)	75.00
07115 Website Maintenance	.00	50.00	50.00	.00	400.00	400.00	600.00
07120 Application Fee Expenses	.00	41.67	41.67	900.00	333.36	(566.64)	500.00
07140 Special Events - VP2	.00	16.67	16.67	.00	133.36	133.36	200.00
07150 Special Events - VP1	.00	8.33	8.33	.00	66.64	66.64	100.00
ADMINISTRATIVE EXPENSE	1,800.00	2,006.25	206.25	16,061.25	16,050.00	(11.25)	24,075.00
PROFESSIONAL FEES							
07305 Legal	.00	333.33	333.33	448.50	2,666.64	2,218.14	4,000.00
07310 Accounting - CPA Firms	.00	20.83	20.83	250.00	166.64	(83.36)	250.00
PROFESSIONAL FEES	.00	354.16	354.16	698.50	2,833.28	2,134.78	4,250.00
INSURANCE							
07530 Insurance	.00	458.33	458.33	5,390.29	3,666.64	(1,723.65)	5,500.00
INSURANCE	.00	458.33	458.33	5,390.29	3,666.64	(1,723.65)	5,500.00
UTILITIES							
08010 Electricity VP2	334.02	625.00	290.98	4,901.74	5,000.00	98.26	7,500.00
08020 Electricity VP1	7.04	12.50	5.46	70.37	100.00	29.63	150.00
08030 Water and Sewer	156.37	208.33	51.96	1,883.45	1,666.64	(216.81)	2,500.00
UTILITIES	497.43	845.83	348.40	6,855.56	6,766.64	(88.92)	10,150.00

Victoria Park II Property Owners Association, Inc.
Income/Expense Statement
Period: 08/01/17 to 08/31/17

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
GROUNDS MAINTENANCE								
08530	Plants/Trees Replacement VP2	.00	64.58	64.58	.00	516.64	516.64	775.00
08600	Grounds Lighting Repairs VP2	.00	20.83	20.83	.00	166.64	166.64	250.00
08650	Grounds & Maintenance VP2	945.86	1,458.33	512.47	7,670.51	11,666.64	3,996.13	17,500.00
08651	Grounds & Maintenance VP1	115.08	125.00	9.92	750.54	1,000.00	249.46	1,500.00
08750	Pool - Maint/Clean/Repair	1,471.40	1,458.33	(13.07)	12,998.85	11,666.64	(1,332.21)	17,500.00
08800	Pool Building Repairs	.00	100.00	100.00	534.75	800.00	265.25	1,200.00
08660	Lake Maintenance	291.00	291.67	.67	2,328.00	2,333.36	5.36	3,500.00
08870	Dock Expenses	46.35	41.67	(4.68)	417.15	333.36	(83.79)	500.00
08890	Security/Pool	.00	83.33	83.33	1,425.00	666.64	(758.36)	1,000.00
08895	Contingency	2,577.76	250.00	(2,327.76)	7,819.18	2,000.00	(5,819.18)	3,000.00
GROUNDS MAINTENANCE		5,447.45	3,893.74	(1,553.71)	33,943.98	31,149.92	(2,794.06)	46,725.00
MAILBOX EXPENSES								
09020	Mailbox Maintenance	1,565.79	833.33	(732.46)	6,313.26	6,666.64	353.38	10,000.00
MAILBOX EXPENSES		1,565.79	833.33	(732.46)	6,313.26	6,666.64	353.38	10,000.00
RESERVE FUNDING								
09540	Reserve Replacement Fund	.00	.00	.00	13,800.00	13,800.00	.00	13,800.00
09750	Reserve Interest	25.85	.00	(25.85)	201.93	.00	(201.93)	.00
RESERVE FUNDING		25.85	.00	(25.85)	14,001.93	13,800.00	(201.93)	13,800.00
TOTAL EXPENSES		9,336.52	8,391.64	(944.88)	83,264.77	80,933.12	(2,331.65)	114,500.00
CURRENT YEAR NET INCOME/(LOSS)		(9,210.67)	(8,183.31)	(1,027.36)	30,598.57	32,733.52	(2,134.95)	.00

Victoria Park II Property Owners Association, Inc.
Reserve Statement
As of 08/31/17

	BEGINNING OF YEAR	YTD NET INCREASE/(DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	140,344.00	11,867.39	152,211.39
Subtotal Reserves	<u>140,344.00</u>	<u>11,867.39</u>	<u>152,211.39</u>
TOTAL RESERVES	<u>140,344.00</u>	<u>11,867.39</u>	<u>152,211.39</u>

CASH DISBURSEMENTS

Starting Check Date: 8/01/17 Cash Account #: 1010

Ending Check Date: 8/31/17

Check Date	Check #	Vend #	Name	Check Amount	Reference			
8/01/17	2273	CAMERI	CAMBRIDGE MANAGEMENT, INC	1,800.00	MGMT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2271	11042	8/01/17	7010	8/01/17	1,800.00	MGMT FEE
8/03/17	9999	(M)EPL	FLORIDA POWER & LIGHT	341.06				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2268	54837-33191	8/03/17	8010	8/03/17	247.09	919 NOTTINGHAM DR REC
		2269	34037-33177	8/03/17	8010	8/03/17	72.83	1130 NOTTINGHAM BOAT RAMP
		2270	04417-34167	8/03/17	8020	8/03/17	7.04	120 NOTTINGHAM DR ENTR
		2270	04417-34167	8/03/17	8010	8/03/17	14.10	
				Totals:	341.06			
8/08/17	9999	(M)COLCTY	COLLIER CTY UTILITIES BILLING	156.37	AUTO DB WATER/SEWER			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2273	04800662100	8/08/17	8030	8/08/17	156.37	AUTO DB WATER/SEWER
8/15/17	2275	DELPM	DELTA PROPERTY MAINTENANCE	437.75	AUG SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2279	30879	8/01/17	8750	8/01/17	391.40	AUG SERVICE
		2279	30879	8/01/17	8870	8/01/17	46.35	
				Totals:	437.75			
8/15/17	2276	ERPOOL	ER POOLS, INC.	375.00	AUG POOL MAINTENANCE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2282	43908	8/01/17	8750	8/01/17	375.00	AUG POOL MAINTENANCE
8/15/17	2277	PROGRE	PROGRESSIVE HOUSING SOLUTIONS	293.10				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2284	2683	8/01/17	8895	8/01/17	228.10	Dispose of parking blocks
		2285	2755	8/01/17	8895	8/01/17	65.00	751 York-Clean up debris
				Totals:	293.10			
8/15/17	2278	PURELE	PURE ELECTRIC LLC	65.00	Reset Breaker Tennis Crt			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2281	2015889	8/06/17	8750	8/06/17	65.00	Reset Breaker Tennis Crt