

Victoria Park II Property Owners Association, Inc.
BALANCE SHEET
As of 01/31/18

ASSETS

	OPERATING ASSETS:		
1010	Operating - Iberia Bank	\$	108,186.22
	Total Operating Assets		\$ 108,186.22
	RESERVE ASSETS:		
2010	Cash Reserves - Iberia	\$	166,293.16
	Total Reserve Assets		\$ 166,293.16
	TOTAL ASSETS		\$ 274,479.38

LIABILITIES & EQUITY

	CURRENT LIABILITIES:		
3120	Prepaid Owner Assessments	\$	1,000.00
	Total Current Liabilities		\$ 1,000.00
	RESERVES:		
5005	Reserves - Replacement Fund	\$	166,293.16
	Total Reserves		\$ 166,293.16
	EQUITY:		
5510	Fund Balance	\$	41,199.56
5520	Capital Contribution		10,000.00
	Current Year Surplus (Deficit)		55,986.66
	Total Equity		\$ 107,186.22
	TOTAL LIABILITIES & EQUITY		\$ 274,479.38

Victoria Park II Property Owners Association, Inc.
Income/Expense Statement
Period: 01/01/18 to 01/31/18

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
06010 Maintenance Fees	81,651.38	112,000.00	(30,348.62)	81,651.38	112,000.00	(30,348.62)	112,000.00
06050 Reserve Interest	66.06	.00	66.06	66.06	.00	66.06	.00
06080 Late Fees/Finance Charges	.00	41.67	(41.67)	.00	41.67	(41.67)	500.00
06090 Application Fees	.00	41.67	(41.67)	.00	41.67	(41.67)	500.00
06210 Victoria Park I Income	.00	125.00	(125.00)	.00	125.00	(125.00)	1,500.00
Subtotal Income	81,717.44	112,208.34	(30,490.90)	81,717.44	112,208.34	(30,490.90)	114,500.00
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	1,850.00	1,850.00	.00	1,850.00	1,850.00	.00	22,200.00
07020 Write off/Bad Debt	.00	83.33	83.33	.00	83.33	83.33	1,000.00
07030 Office Expenses - Postage	.00	25.00	25.00	.00	25.00	25.00	300.00
07090 Fees to Division-St of Florida	.00	5.10	5.10	.00	5.10	5.10	61.25
07115 Website Maintenance	.00	50.00	50.00	.00	50.00	50.00	600.00
07120 Application Fee Expenses	.00	41.67	41.67	.00	41.67	41.67	500.00
07140 Special Events - VP2	.00	16.67	16.67	.00	16.67	16.67	200.00
07150 Special Events - VP1	.00	8.33	8.33	.00	8.33	8.33	100.00
ADMINISTRATIVE EXPENSE	1,850.00	2,080.10	230.10	1,850.00	2,080.10	230.10	24,961.25
PROFESSIONAL FEES							
07305 Legal	.00	166.67	166.67	.00	166.67	166.67	2,000.00
07310 Accounting - CPA Firms	.00	20.83	20.83	.00	20.83	20.83	250.00
PROFESSIONAL FEES	.00	187.50	187.50	.00	187.50	187.50	2,250.00
INSURANCE							
07530 Insurance	.00	458.33	458.33	.00	458.33	458.33	5,500.00
INSURANCE	.00	458.33	458.33	.00	458.33	458.33	5,500.00
UTILITIES							
08010 Electricity VP2	578.60	600.00	21.40	578.60	600.00	21.40	7,200.00
08020 Electricity VP1	5.62	12.50	6.88	5.62	12.50	6.88	150.00
08030 Water and Sewer	627.55	225.00	(402.55)	627.55	225.00	(402.55)	2,700.00
UTILITIES	1,211.77	837.50	(374.27)	1,211.77	837.50	(374.27)	10,050.00

Victoria Park II Property Owners Association, Inc.
Income/Expense Statement
Period: 01/01/18 to 01/31/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
GROUNDS MAINTENANCE							
08530 Plants/Trees Replacement VP2	2,351.50	83.33	(2,268.17)	2,351.50	83.33	(2,268.17)	1,000.00
08600 Grounds Lighting Repairs VP2	.00	41.67	41.67	.00	41.67	41.67	500.00
08650 Grounds & Maintenance VP2	940.00	1,458.33	518.33	940.00	1,458.33	518.33	17,500.00
08651 Grounds & Maintenance VP1	90.00	125.00	35.00	90.00	125.00	35.00	1,500.00
08750 Pool - Maint/Clean/Repair	1,031.70	1,458.33	426.63	1,031.70	1,458.33	426.63	17,500.00
08800 Pool Building Repairs	.00	100.00	100.00	.00	100.00	100.00	1,200.00
08860 Lake Maintenance	291.00	291.67	.67	291.00	291.67	.67	3,500.00
08870 Dock Expenses	47.38	41.67	(5.71)	47.38	41.67	(5.71)	500.00
08890 Security/Pool	.00	118.75	118.75	.00	118.75	118.75	1,425.00
08895 Contingency	1,711.37	250.00	(1,461.37)	1,711.37	250.00	(1,461.37)	3,000.00
GROUNDS MAINTENANCE	6,462.95	3,968.75	(2,494.20)	6,462.95	3,968.75	(2,494.20)	47,625.00
HURRICANE							
08910 Hurricane Cleanup & Repair	2,100.70	.00	(2,100.70)	2,100.70	.00	(2,100.70)	.00
HURRICANE	2,100.70	.00	(2,100.70)	2,100.70	.00	(2,100.70)	.00
MAILBOX EXPENSES							
09020 Mailbox Maintenance	239.30	833.33	594.03	239.30	833.33	594.03	10,000.00
MAILBOX EXPENSES	239.30	833.33	594.03	239.30	833.33	594.03	10,000.00
RESERVE FUNDING							
09540 Reserve Replacement Fund	13,800.00	13,800.00	.00	13,800.00	13,800.00	.00	13,800.00
09750 Reserve Interest	66.06	.00	(66.06)	66.06	.00	(66.06)	.00
RESERVE FUNDING	13,866.06	13,800.00	(66.06)	13,866.06	13,800.00	(66.06)	13,800.00
TOTAL EXPENSES	25,730.78	22,165.51	(3,565.27)	25,730.78	22,165.51	(3,565.27)	114,186.25
CURRENT YEAR NET INCOME/(LOSS)	55,986.66	90,042.83	(34,056.17)	55,986.66	90,042.83	(34,056.17)	313.75

Victoria Park II Property Owners Association, Inc.
Reserve Statement
As of 01/31/18

	BEGINNING OF YEAR	YTD NET INCREASE/ (DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	152,427.10	13,866.06	166,293.16
Subtotal Reserves	<u>152,427.10</u>	<u>13,866.06</u>	<u>166,293.16</u>
TOTAL RESERVES	<u>152,427.10</u>	<u>13,866.06</u>	<u>166,293.16</u>