

FILE COPY

Victoria Park II Property Owners Association, Inc.
BALANCE SHEET
As of 04/30/17

ASSETS

	OPERATING ASSETS:		
1010	Operating - Iberia Bank	\$ 107,452.25	
	Total Operating Assets	<u> </u>	\$ 107,452.25
	RESERVE ASSETS:		
2010	Cash Reserves - Iberia	\$ 153,176.06	
	Total Reserve Assets	<u> </u>	\$ 153,176.06
	TOTAL ASSETS		<u> </u> \$ 260,628.31 =====

LIABILITIES & EQUITY

	CURRENT LIABILITIES:		
3120	Prepaid Owner Assessments	\$ 1,985.83	
	Total Current Liabilities	<u> </u>	\$ 1,985.83
	RESERVES:		
5005	Reserves - Replacement Fund	\$ 153,176.06	
	Total Reserves	<u> </u>	\$ 153,176.06
	EQUITY:		
5510	Fund Balance	\$ 46,255.85	
5520	Capital Contribution	4,000.00	
	Current Year Surplus (Deficit)	55,210.57	
	Total Equity	<u> </u>	\$ 105,466.42
	TOTAL LIABILITIES & EQUITY		<u> </u> \$ 260,628.31 =====

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 04/01/17 to 04/30/17

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06010 Maintenance Fees	2,000.00	.00	2,000.00	104,000.00	112,000.00	(8,000.00)	112,000.00
06050 Reserve Interest	25.27	.00	25.27	99.33	.00	99.33	.00
06080 Late Fees/Finance Charges	64.54	83.33	(18.79)	279.82	333.32	(53.50)	1,000.00
06090 Application Fees	200.00	41.67	158.33	900.00	166.68	733.32	500.00
06210 Victoria Park I Income	.00	83.33	(83.33)	.00	333.32	(333.32)	1,000.00
06290 Other Income	50.00	.00	50.00	150.00	.00	150.00	.00
Subtotal Income	2,339.81	208.33	2,131.48	105,429.15	112,833.32	(7,404.17)	114,500.00
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	1,800.00	1,800.00	.00	7,200.00	7,200.00	.00	21,600.00
07020 Write off/Bad Debt	.00	83.33	83.33	.00	333.32	333.32	1,000.00
07090 Fees to Division-St of Florid	.00	6.25	6.25	.00	25.00	25.00	75.00
07115 Website Maintenance	.00	50.00	50.00	.00	200.00	200.00	600.00
07120 Application Fee Expenses	100.00	41.67	(58.33)	450.00	166.68	(283.32)	500.00
07140 Special Events - VP2	.00	16.67	16.67	.00	66.68	66.68	200.00
07150 Special Events - VP1	.00	8.33	8.33	.00	33.32	33.32	100.00
ADMINISTRATIVE EXPENSE	1,900.00	2,006.25	106.25	7,650.00	8,025.00	375.00	24,075.00
PROFESSIONAL FEES							
07305 Legal	.00	333.33	333.33	.00	1,333.32	1,333.32	4,000.00
07310 Accounting - CPA Firms	.00	20.83	20.83	.00	83.32	83.32	250.00
PROFESSIONAL FEES	.00	354.16	354.16	.00	1,416.64	1,416.64	4,250.00
INSURANCE							
07530 Insurance	5,390.29	458.33	(4,931.96)	5,390.29	1,833.32	(3,556.97)	5,500.00
INSURANCE	5,390.29	458.33	(4,931.96)	5,390.29	1,833.32	(3,556.97)	5,500.00
UTILITIES							
08010 Electricity VP2	724.04	625.00	(99.04)	2,962.85	2,500.00	(462.85)	7,500.00
08020 Electricity VP1	7.10	12.50	5.40	42.19	50.00	7.81	150.00
08030 Water and Sewer	156.37	208.33	51.96	973.59	833.32	(140.27)	2,500.00
UTILITIES	887.51	845.83	(41.68)	3,978.63	3,383.32	(595.31)	10,150.00

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 04/01/17 to 04/30/17

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	258.32	258.32	775.00
08600 Grounds Lighting Repairs VP2	.00	20.83	20.83	.00	83.32	83.32	250.00
08650 Grounds & Maintenance VP2	940.00	1,458.33	518.33	3,871.24	5,833.32	1,962.08	17,500.00
08651 Grounds & Maintenance VP1	90.00	125.00	35.00	365.46	500.00	134.54	1,500.00
08750 Pool - Maint/Clean/Repair	1,141.19	1,458.33	317.14	5,583.61	5,833.32	249.71	17,500.00
08800 Pool Building Repairs	315.00	100.00	(215.00)	534.75	400.00	(134.75)	1,200.00
08860 Lake Maintenance	291.00	291.67	.67	1,164.00	1,166.68	2.68	3,500.00
08870 Dock Expenses	92.70	41.67	(51.03)	231.75	166.68	(65.07)	500.00
08890 Security/Pool	530.00	83.33	(446.67)	1,425.00	333.32	(1,091.68)	1,000.00
08895 Contingency	1,280.00	250.00	(1,030.00)	1,942.98	1,000.00	(942.98)	3,000.00
GROUNDS MAINTENANCE	4,679.89	3,893.74	(786.15)	15,118.79	15,574.96	456.17	46,725.00
MAILBOX EXPENSES							
09020 Mailbox Maintenance	979.84	833.33	(146.51)	4,181.54	3,333.32	(848.22)	10,000.00
MAILBOX EXPENSES	979.84	833.33	(146.51)	4,181.54	3,333.32	(848.22)	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	25.27	.00	(25.27)	99.33	.00	(99.33)	.00
RESERVE FUNDING	25.27	.00	(25.27)	13,899.33	13,800.00	(99.33)	13,800.00
TOTAL EXPENSES	13,862.80	8,391.64	(5,471.16)	50,218.58	47,366.56	(2,852.02)	114,500.00
CURRENT YEAR NET INCOME/(LOSS)	(11,522.99)	(8,183.31)	(3,339.68)	55,210.57	65,466.76	(10,256.19)	.00

Victoria Park II Property Owners Association, Inc.
Reserve Statement
As of 04/30/17

	BEGINNING OF YEAR	YTD NET INCREASE/(DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	140,344.00	12,832.06	153,176.06
Subtotal Reserves	140,344.00	12,832.06	153,176.06
TOTAL RESERVES	140,344.00	12,832.06	153,176.06