

FILE COPY

Victoria Park II Property Owners Association, Inc.

BALANCE SHEET

As of 02/28/17

		ASSETS	
OPERATING ASSETS:			
1010	Operating - Iberia Bank	\$ 122,922.16	
	Total Operating Assets	<u>\$ 122,922.16</u>	
RESERVE ASSETS:			
2010	Cash Reserves - Iberia	\$ 154,191.87	
	Total Reserve Assets	<u>\$ 154,191.87</u>	
	TOTAL ASSETS		<u>\$ 277,114.03</u> =====
		LIABILITIES & EQUITY	
CURRENT LIABILITIES:			
3120	Prepaid Owner Assessments	\$ 1,934.45	
	Total Current Liabilities	<u>\$ 1,934.45</u>	
RESERVES:			
5005	Reserves - Replacement Fund	\$ 154,191.87	
	Total Reserves	<u>\$ 154,191.87</u>	
EQUITY:			
5510	Fund Balance	\$ 46,255.85	
5520	Capital Contribution	1,500.00	
	Current Year Surplus (Deficit)	73,231.86	
	Total Equity	<u>\$ 120,987.71</u>	
	TOTAL LIABILITIES & EQUITY		<u>\$ 277,114.03</u> =====

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 02/01/17 to 02/28/17

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
06010 Maintenance Fees	4,500.00	.00	4,500.00	101,000.00	112,000.00	(11,000.00)	112,000.00
06050 Reserve Interest	23.66	.00	23.66	47.87	.00	47.87	.00
06080 Late Fees/Finance Charges	157.64	83.33	74.31	157.64	166.66	(9.02)	1,000.00
06090 Application Fees	500.00	41.67	458.33	500.00	83.34	416.66	500.00
06210 Victoria Park I Income	.00	83.33	(83.33)	.00	166.66	(166.66)	1,000.00
Subtotal Income	5,181.30	208.33	4,972.97	101,705.51	112,416.66	(10,711.15)	114,500.00
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	1,800.00	1,800.00	.00	3,600.00	3,600.00	.00	21,600.00
07020 Write off/Bad Debt	.00	83.33	83.33	.00	166.66	166.66	1,000.00
07090 Fees to Division-St of Florid	.00	6.25	6.25	.00	12.50	12.50	75.00
07115 Website Maintenance	.00	50.00	50.00	.00	100.00	100.00	600.00
07120 Application Fee Expenses	250.00	41.67	(208.33)	250.00	83.34	(166.66)	500.00
07140 Special Events - VP2	.00	16.67	16.67	.00	33.34	33.34	200.00
07150 Special Events - VP1	.00	8.33	8.33	.00	16.66	16.66	100.00
ADMINISTRATIVE EXPENSE	2,050.00	2,006.25	(43.75)	3,850.00	4,012.50	162.50	24,075.00
PROFESSIONAL FEES							
07305 Legal	.00	333.33	333.33	.00	666.66	666.66	4,000.00
07310 Accounting - CPA Firms	.00	20.83	20.83	.00	41.66	41.66	250.00
PROFESSIONAL FEES	.00	354.16	354.16	.00	708.32	708.32	4,250.00
INSURANCE							
07530 Insurance	.00	458.33	458.33	.00	916.66	916.66	5,500.00
INSURANCE	.00	458.33	458.33	.00	916.66	916.66	5,500.00
UTILITIES							
08010 Electricity VP2	793.74	625.00	(168.74)	1,505.67	1,250.00	(255.67)	7,500.00
08020 Electricity VP1	14.18	12.50	(1.68)	28.37	25.00	(3.37)	150.00
08030 Water and Sewer	334.05	208.33	(125.72)	608.95	416.66	(192.29)	2,500.00
UTILITIES	1,141.97	845.83	(296.14)	2,142.99	1,691.66	(451.33)	10,150.00

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 02/01/17 to 02/28/17

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
GROUNDS MAINTENANCE								
08530	Plants/Trees Replacement VP2	.00	64.58	64.58	.00	129.16	129.16	775.00
08600	Grounds Lighting Repairs VP2	.00	20.83	20.83	.00	41.66	41.66	250.00
08650	Grounds & Maintenance VP2	1,051.24	1,458.33	407.09	1,991.24	2,916.66	925.42	17,500.00
08651	Grounds & Maintenance VP1	95.46	125.00	29.54	185.46	250.00	64.54	1,500.00
08750	Pool - Maint/Clean/Repair	1,544.62	1,458.33	(86.29)	3,026.02	2,916.66	(109.36)	17,500.00
08800	Pool Building Repairs	.00	100.00	100.00	.00	200.00	200.00	1,200.00
08860	Lake Maintenance	291.00	291.67	.67	582.00	583.34	1.34	3,500.00
08870	Dock Expenses	46.35	41.67	(4.68)	92.70	83.34	(9.36)	500.00
08890	Security/Pool	715.00	83.33	(631.67)	895.00	166.66	(728.34)	1,000.00
08895	Contingency	662.98	250.00	(412.98)	662.98	500.00	(162.98)	3,000.00
	GROUNDS MAINTENANCE	4,406.65	3,893.74	(512.91)	7,435.40	7,787.48	352.08	46,725.00
MAILBOX EXPENSES								
09020	Mailbox Maintenance	.00	833.33	833.33	1,197.39	1,666.66	469.27	10,000.00
	MAILBOX EXPENSES	.00	833.33	833.33	1,197.39	1,666.66	469.27	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	23.66	.00	(23.66)	47.87	.00	(47.87)	.00
	RESERVE FUNDING	23.66	.00	(23.66)	13,847.87	13,800.00	(47.87)	13,800.00
	TOTAL EXPENSES	7,622.28	8,391.64	769.36	28,473.65	30,583.28	2,109.63	114,500.00
	CURRENT YEAR NET INCOME/(LOSS)	(2,440.98)	(8,183.31)	5,742.33	73,231.86	81,833.38	(8,601.52)	.00

Victoria Park II Property Owners Association, Inc.

Reserve Statement

As of 02/28/17

	BEGINNING OF YEAR	YTD NET INCREASE/(DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	140,344.00	13,847.87	154,191.87
Subtotal Reserves	<u>140,344.00</u>	<u>13,847.87</u>	<u>154,191.87</u>
TOTAL RESERVES	<u>140,344.00</u>	<u>13,847.87</u>	<u>154,191.87</u>