

Victoria Park II Property Owners Association, Inc.
BALANCE SHEET
As of 01/31/17

FILE COPY

ASSETS

| | | | |
|-------------------|-------------------------|----|---------------|
| OPERATING ASSETS: | | | |
| 1010 | Operating - Iberia Bank | \$ | 126,363.14 |
| | | | 126,363.14 |
| | Total Operating Assets | \$ | 126,363.14 |
| RESERVE ASSETS: | | | |
| 2010 | Cash Reserves - Iberia | \$ | 154,168.21 |
| | | | 154,168.21 |
| | Total Reserve Assets | \$ | 154,168.21 |
| | TOTAL ASSETS | | \$ 280,531.35 |

LIABILITIES & EQUITY

| | | | |
|----------------------|--------------------------------|----|---------------|
| CURRENT LIABILITIES: | | | |
| 3110 | Deferred Owner Assessments | \$ | 500.00 |
| 3120 | Prepaid Owner Assessments | | 2,434.45 |
| | | | 2,934.45 |
| | Total Current Liabilities | \$ | 2,934.45 |
| RESERVES: | | | |
| 5005 | Reserves - Replacement Fund | \$ | 154,168.21 |
| | | | 154,168.21 |
| | Total Reserves | \$ | 154,168.21 |
| EQUITY: | | | |
| 5510 | Fund Balance | \$ | 46,255.85 |
| 5520 | Capital Contribution | | 1,500.00 |
| | Current Year Surplus (Deficit) | | 75,672.84 |
| | | | 123,428.69 |
| | Total Equity | \$ | 123,428.69 |
| | TOTAL LIABILITIES & EQUITY | | \$ 280,531.35 |

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 01/01/17 to 01/31/17

| Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|-------------------------------------|----------------|------------|-------------|--------------|------------|-------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| INCOME: | | | | | | | |
| 06010 Maintenance Fees | 96,500.00 | 112,000.00 | (15,500.00) | 96,500.00 | 112,000.00 | (15,500.00) | 112,000.00 |
| 06050 Reserve Interest | 24.21 | .00 | 24.21 | 24.21 | .00 | 24.21 | .00 |
| 06080 Late Fees/Finance Charges | .00 | 83.33 | (83.33) | .00 | 83.33 | (83.33) | 1,000.00 |
| 06090 Application Fees | .00 | 41.67 | (41.67) | .00 | 41.67 | (41.67) | 500.00 |
| 06210 Victoria Park I Income | .00 | 83.33 | (83.33) | .00 | 83.33 | (83.33) | 1,000.00 |
| Subtotal Income | 96,524.21 | 112,208.33 | (15,684.12) | 96,524.21 | 112,208.33 | (15,684.12) | 114,500.00 |
| EXPENSES | | | | | | | |
| ADMINISTRATIVE EXPENSE | | | | | | | |
| 07010 Management Fee | 1,800.00 | 1,800.00 | .00 | 1,800.00 | 1,800.00 | .00 | 21,600.00 |
| 07020 Write off/Bad Debt | .00 | 83.33 | 83.33 | .00 | 83.33 | 83.33 | 1,000.00 |
| 07090 Fees to Division-St of Florid | .00 | 6.25 | 6.25 | .00 | 6.25 | 6.25 | 75.00 |
| 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 | 1,800.00 | 2,006.25 | 206.25 | 1,800.00 | 2,006.25 | 206.25 | 24,075.00 |
| PROFESSIONAL FEES | | | | | | | |
| 07305 Legal | .00 | 333.33 | 333.33 | .00 | 333.33 | 333.33 | 4,000.00 |
| 07310 Accounting - CPA Firms | .00 | 20.83 | 20.83 | .00 | 20.83 | 20.83 | 250.00 |
| PROFESSIONAL FEES | .00 | 354.16 | 354.16 | .00 | 354.16 | 354.16 | 4,250.00 |
| 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 | 711.93 | 625.00 | (86.93) | 711.93 | 625.00 | (86.93) | 7,500.00 |
| 08020 Electricity VP1 | 14.19 | 12.50 | (1.69) | 14.19 | 12.50 | (1.69) | 150.00 |
| 08030 Water and Sewer | 274.90 | 208.33 | (66.57) | 274.90 | 208.33 | (66.57) | 2,500.00 |
| UTILITIES | 1,001.02 | 845.83 | (155.19) | 1,001.02 | 845.83 | (155.19) | 10,150.00 |

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 01/01/17 to 01/31/17

| 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 | 64.58 | 64.58 | 775.00 |
| 08600 Grounds Lighting Repairs VP2 | .00 | 20.83 | 20.83 | .00 | 20.83 | 20.83 | 250.00 |
| 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 | 1,481.40 | 1,458.33 | (23.07) | 1,481.40 | 1,458.33 | (23.07) | 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 | 46.35 | 41.67 | (4.68) | 46.35 | 41.67 | (4.68) | 500.00 |
| 08890 Security/Pool | 180.00 | 83.33 | (96.67) | 180.00 | 83.33 | (96.67) | 1,000.00 |
| 08895 Contingency | .00 | 250.00 | 250.00 | .00 | 250.00 | 250.00 | 3,000.00 |
| GROUNDS MAINTENANCE | 3,028.75 | 3,893.74 | 864.99 | 3,028.75 | 3,893.74 | 864.99 | 46,725.00 |
| MAILBOX EXPENSES | | | | | | | |
| 09020 Mailbox Maintenance | 1,197.39 | 833.33 | (364.06) | 1,197.39 | 833.33 | (364.06) | 10,000.00 |
| MAILBOX EXPENSES | 1,197.39 | 833.33 | (364.06) | 1,197.39 | 833.33 | (364.06) | 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 | 24.21 | .00 | (24.21) | 24.21 | .00 | (24.21) | .00 |
| RESERVE FUNDING | 13,824.21 | 13,800.00 | (24.21) | 13,824.21 | 13,800.00 | (24.21) | 13,800.00 |
| TOTAL EXPENSES | 20,851.37 | 22,191.64 | 1,340.27 | 20,851.37 | 22,191.64 | 1,340.27 | 114,500.00 |
| CURRENT YEAR NET INCOME/(LOSS) | 75,672.84 | 90,016.69 | (14,343.85) | 75,672.84 | 90,016.69 | (14,343.85) | .00 |

Victoria Park II Property Owners Association, Inc.

Reserve Statement

As of 01/31/17

| | BEGINNING OF YEAR | YTD NET INCREASE/(DECREASE) | AVAILABLE BALANCE |
|-----------------------------|----------------------|--------------------------------|----------------------|
| RESERVES: | | | |
| Reserves - Replacement Fund | 140,344.00 | 13,824.21 | 154,168.21 |
| Subtotal Reserves | <u>140,344.00</u> | <u>13,824.21</u> | <u>154,168.21</u> |
| TOTAL RESERVES | <u>140,344.00</u> | <u>13,824.21</u> | <u>154,168.21</u> |