

Victoria Park II Property Owners Association, Inc.
BALANCE SHEET
 As of 10/31/12

ASSETS

	OPERATING ASSETS:		
1010	Operating - Iberia Bank	\$ 41,642.93	
1310	Assessments Receivable	1,200.00	
	Total Operating Assets	<u> </u>	\$ 42,842.93
	RESERVE ASSETS:		
2010	Cash Reserves - Iberia	\$ 103,841.97	
	Total Reserve Assets	<u> </u>	\$ 103,841.97
	TOTAL ASSETS		<u> </u> \$ 146,684.90 =====

LIABILITIES & EQUITY

	CURRENT LIABILITIES:		
	Total Current Liabilities	<u> </u>	\$.00
	RESERVES:		
5005	Reserves - Replacement Fund	\$ 103,841.97	
	Total Reserves	<u> </u>	\$ 103,841.97
	EQUITY:		
5510	Fund Balance	\$ 5,760.29	
	Current Year Surplus (Deficit)	37,082.64	
	Total Equity	<u> </u>	\$ 42,842.93
	TOTAL LIABILITIES & EQUITY		<u> </u> \$ 146,684.90 =====

Victoria Park II Property Owners Association, Inc.
Income/Expense Statement
Period: 10/01/12 to 10/31/12

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06010 Maintenance Fees	2,399.00	.00	2,399.00	114,821.32	112,000.00	2,821.32	112,000.00
06050 Reserve Interest	35.96	.00	35.96	467.74	.00	467.74	.00
06070 Operating Interest	3.80	8.33	(4.53)	132.78	83.30	49.48	100.00
06080 Late Fees/Finance Charges	1,888.63	41.67	1,846.96	5,303.75	416.70	4,887.05	500.00
06090 Application Fees	200.00	41.67	158.33	1,400.00	416.70	983.30	500.00
06210 Victoria Park I Income	.00	184.25	(184.25)	.00	1,842.50	(1,842.50)	2,211.00
06290 Other Income	1,055.74	.00	1,055.74	1,617.22	.00	1,617.22	.00
Subtotal Income	5,583.13	275.92	5,307.21	123,742.81	114,759.20	8,983.61	115,311.00
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	1,750.00	1,750.00	.00	17,500.00	17,500.00	.00	21,000.00
07020 Write off/Bad Debt	.00	333.33	333.33	.00	3,333.30	3,333.30	4,000.00
07080 Taxes	.00	8.33	8.33	.00	83.30	83.30	100.00
07090 Fees to Division-St of Florid	.00	.00	.00	61.25	65.00	3.75	65.00
07115 Website Maintenance	.00	50.00	50.00	.00	500.00	500.00	600.00
07118 Newsletter & Notices	.00	.00	.00	98.04	.00	(98.04)	.00
07120 Application Fee Expenses	150.00	41.67	(108.33)	500.00	416.70	(83.30)	500.00
07140 Special Events - VP2	.00	77.00	77.00	400.00	770.00	370.00	924.00
07150 Special Events - VP1	.00	39.67	39.67	200.00	396.70	196.70	476.00
ADMINISTRATIVE EXPENSE	1,900.00	2,300.00	400.00	18,759.29	23,065.00	4,305.71	27,665.00
PROFESSIONAL FEES							
07305 Legal	1,045.58	416.67	(628.91)	2,884.60	4,166.70	1,282.10	5,000.00
07310 Accounting - CPA Firms	.00	166.67	166.67	.00	1,666.70	1,666.70	2,000.00
PROFESSIONAL FEES	1,045.58	583.34	(462.24)	2,884.60	5,833.40	2,948.80	7,000.00
INSURANCE							
07530 Insurance	.00	416.67	416.67	3,798.00	4,166.70	368.70	5,000.00
INSURANCE	.00	416.67	416.67	3,798.00	4,166.70	368.70	5,000.00
UTILITIES							
08010 Electricity VP2	355.30	500.00	144.70	5,001.54	5,000.00	(1.54)	6,000.00
08020 Electricity VP1	5.12	10.42	5.30	129.08	104.20	(24.88)	125.00
08030 Water and Sewer	121.40	166.67	45.27	1,814.20	1,666.70	(147.50)	2,000.00
UTILITIES	481.82	677.09	195.27	6,944.82	6,770.90	(173.92)	8,125.00
GROUNDS MAINTENANCE							
08530 Plants & Trees Replacement VP	.00	66.67	66.67	.00	666.70	666.70	800.00
08600 Grounds Lighting Repairs VP2	.00	62.50	62.50	133.98	625.00	491.02	750.00
08601 Grounds Lighting Repairs VP1	.00	9.17	9.17	.00	91.70	91.70	110.00
08650 Grounds & Maintenance VP2	1,885.00	1,458.33	(426.67)	13,909.40	14,583.30	673.90	17,500.00
08651 Grounds & Maintenance VP1	101.00	125.00	24.00	1,211.23	1,250.00	38.77	1,500.00

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 10/01/12 to 10/31/12

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
08750	Pool - Maint/Clean/Repair	980.00	1,483.33	503.33	14,820.31	14,833.30	12.99	17,800.00
08800	Park Assets - Maint/Repair	.00	83.33	83.33	793.00	833.30	40.30	1,000.00
08860	Lake Maintenance	230.00	350.00	120.00	2,792.71	3,500.00	707.29	4,200.00
08870	Dock Expenses	42.00	50.00	8.00	482.46	500.00	17.54	600.00
08890	Security/Pool	71.95	83.33	11.38	783.10	833.30	50.20	1,000.00
08895	Contingency	.00	271.75	271.75	.00	2,717.50	2,717.50	3,261.00
	GROUNDS MAINTENANCE	3,309.95	4,043.41	733.46	34,926.19	40,434.10	5,507.91	48,521.00
	MAILBOX EXPENSES							
09020	Mailbox Maintenance	975.96	666.67	(309.29)	7,879.52	6,666.70	(1,212.82)	8,000.00
	MAILBOX EXPENSES	975.96	666.67	(309.29)	7,879.52	6,666.70	(1,212.82)	8,000.00
	RESERVE FUNDING							
09540	Reserve Replacement Fund	.00	.00	.00	11,000.01	11,000.00	(.01)	11,000.00
09750	Reserve Interest	35.96	.00	(35.96)	467.74	.00	(467.74)	.00
	RESERVE FUNDING	35.96	.00	(35.96)	11,467.75	11,000.00	(467.75)	11,000.00
	TOTAL EXPENSES	7,749.27	8,687.18	937.91	86,660.17	97,936.80	11,276.63	115,311.00
	CURRENT YEAR NET INCOME/(LOSS)	(2,166.14)	(8,411.26)	6,245.12	37,082.64	16,822.40	20,260.24	.00

Victoria Park II Property Owners Association, Inc.

Reserve Statement

As of 10/31/12

	BEGINNING OF YEAR	YTD NET INCREASE/ (DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	82,370.89	21,471.08	103,841.97
Subtotal Reserves	<u>82,370.89</u>	<u>21,471.08</u>	<u>103,841.97</u>
TOTAL RESERVES	<u>82,370.89</u>	<u>21,471.08</u>	<u>103,841.97</u>