

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

FILE COPY

ASSETS

OPERATING ASSETS:			
1010	Operating - Iberia Bank	\$	74,880.55
1310	Assessments Receivable		1,200.00
	Total Operating Assets		\$ 76,080.55
RESERVE ASSETS:			
2010	Cash Reserves - Iberia	\$	89,338.12
	Total Reserve Assets		\$ 89,338.12
	TOTAL ASSETS		\$ 165,418.67

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3120	Prepaid Owner Assessments	\$	42,642.60
	Total Current Liabilities		\$ 42,642.60
RESERVES:			
5005	Reserves - Replacement Fund	\$	89,338.12
	Total Reserves		\$ 89,338.12
EQUITY:			
5510	Fund Balance	\$	5,760.29
	Current Year Surplus (Deficit)		27,677.66
	Total Equity		\$ 33,437.95
	TOTAL LIABILITIES & EQUITY		\$ 165,418.67

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

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06010	Maintenance Fees	1,550.00	.00	1,550.00	116,421.32	112,000.00	4,421.32	112,000.00
06050	Reserve Interest	30.26	.00	30.26	527.91	.00	527.91	.00
06070	Operating Interest	3.72	8.37	(4.65)	139.63	100.00	39.63	100.00
06080	Late Fees/Finance Charges	1,190.54	41.63	1,148.91	6,494.29	500.00	5,994.29	500.00
06090	Application Fees	.00	41.63	(41.63)	1,600.00	500.00	1,100.00	500.00
06210	Victoria Park I Income	2,055.59	184.25	1,871.34	2,055.59	2,211.00	(155.41)	2,211.00
06290	Other Income	1,450.61	.00	1,450.61	3,167.83	.00	3,167.83	.00
	Subtotal Income	6,280.72	275.88	6,004.84	130,406.57	115,311.00	15,095.57	115,311.00
EXPENSES								
ADMINISTRATIVE EXPENSE								
07010	Management Fee	1,750.00	1,750.00	.00	21,000.00	21,000.00	.00	21,000.00
07020	Write off/Bad Debt	.00	333.37	333.37	.00	4,000.00	4,000.00	4,000.00
07080	Taxes	.00	8.37	8.37	.00	100.00	100.00	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	600.00	600.00	600.00
07118	Newsletter & Notices	.00	.00	.00	98.04	.00	(98.04)	.00
07120	Application Fee Expenses	.00	41.63	41.63	600.00	500.00	(100.00)	500.00
07140	Special Events - VP2	247.51	77.00	(170.51)	841.04	924.00	82.96	924.00
07150	Special Events - VP1	123.76	39.63	(84.13)	420.53	476.00	55.47	476.00
	ADMINISTRATIVE EXPENSE	2,121.27	2,300.00	178.73	23,020.86	27,665.00	4,644.14	27,665.00
PROFESSIONAL FEES								
07305	Legal	(948.10)	416.63	1,364.73	2,347.50	5,000.00	2,652.50	5,000.00
07310	Accounting - CPA Firms	.00	166.63	166.63	.00	2,000.00	2,000.00	2,000.00
	PROFESSIONAL FEES	(948.10)	583.26	1,531.36	2,347.50	7,000.00	4,652.50	7,000.00
INSURANCE								
07530	Insurance	.00	416.63	416.63	4,680.06	5,000.00	319.94	5,000.00
	INSURANCE	.00	416.63	416.63	4,680.06	5,000.00	319.94	5,000.00
UTILITIES								
08010	Electricity VP2	583.69	500.00	(83.69)	5,908.82	6,000.00	91.18	6,000.00
08020	Electricity VP1	8.88	10.38	1.50	145.59	125.00	(20.59)	125.00
08030	Water and Sewer	330.59	166.63	(163.96)	2,663.06	2,000.00	(663.06)	2,000.00
	UTILITIES	923.16	677.01	(246.15)	8,717.47	8,125.00	(592.47)	8,125.00
GROUNDS MAINTENANCE								
08530	Plants/Trees Replacement VP2	.00	66.63	66.63	.00	800.00	800.00	800.00
08600	Grounds Lighting Repairs VP2	.00	62.50	62.50	133.98	750.00	616.02	750.00
08601	Grounds Lighting Repairs VP1	.00	9.13	9.13	.00	110.00	110.00	110.00
08650	Grounds & Maintenance VP2	1,059.00	1,458.37	399.37	16,027.40	17,500.00	1,472.60	17,500.00
08651	Grounds & Maintenance VP1	101.00	125.00	24.00	1,413.23	1,500.00	86.77	1,500.00

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

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08750	Pool - Maint/Clean/Repair	1,705.00	1,483.37	(221.63)	19,937.05	17,800.00	(2,137.05)	17,800.00
08800	Park Assets - Maint/Repair	633.15	83.37	(549.78)	1,461.15	1,000.00	(461.15)	1,000.00
08860	Lake Maintenance	230.00	350.00	120.00	3,252.71	4,200.00	947.29	4,200.00
08870	Dock Expenses	84.00	50.00	(34.00)	608.46	600.00	(8.46)	600.00
08890	Security/Pool	71.95	83.37	11.42	927.00	1,000.00	73.00	1,000.00
08895	Contingency	.00	271.75	271.75	794.60	3,261.00	2,466.40	3,261.00
	GROUNDS MAINTENANCE	3,884.10	4,043.49	159.39	44,555.58	48,521.00	3,965.42	48,521.00
MAILBOX EXPENSES								
09020	Mailbox Maintenance	.00	666.63	666.63	7,879.52	8,000.00	120.48	8,000.00
	MAILBOX EXPENSES	.00	666.63	666.63	7,879.52	8,000.00	120.48	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	30.26	.00	(30.26)	527.91	.00	(527.91)	.00
	RESERVE FUNDING	30.26	.00	(30.26)	11,527.92	11,000.00	(527.92)	11,000.00
	TOTAL EXPENSES	6,010.69	8,687.02	2,676.33	102,728.91	115,311.00	12,582.09	115,311.00
	CURRENT YEAR NET INCOME/(LOSS)	270.03	(8,411.14)	8,681.17	27,677.66	.00	27,677.66	.00

Victoria Park II Property Owners Association, Inc.
Reserve Statement
As of 12/31/12

	BEGINNING OF YEAR	YTD NET INCREASE/(DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	82,370.89	6,967.23	89,338.12
Subtotal Reserves	<u>82,370.89</u>	<u>6,967.23</u>	<u>89,338.12</u>
TOTAL RESERVES	<u><u>82,370.89</u></u>	<u><u>6,967.23</u></u>	<u><u>89,338.12</u></u>