

FILE COPY

Victoria Park II Property Owners Association, Inc.
BALANCE SHEET
As of 10/31/11

ASSETS

OPERATING ASSETS:			
1010	Operating - Iberia Bank	\$	48,419.17
	Total Operating Assets	\$	48,419.17
RESERVE ASSETS:			
2010	Cash Reserves - Iberia	\$	82,288.35
	Total Reserve Assets	\$	82,288.35
	TOTAL ASSETS	\$	130,707.52

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
	Total Current Liabilities	\$	.00
RESERVES:			
5005	Reserves - Replacement Fund	\$	82,288.35
	Total Reserves	\$	82,288.35
EQUITY:			
5510	Fund Balance	\$	15,925.91
	Current Year Surplus (Deficit)		32,493.26
	Total Equity	\$	48,419.17
	TOTAL LIABILITIES & EQUITY	\$	130,707.52

Victoria Park II Property Owners Association, Inc.
Income/Expense Statement
Period: 10/01/11 to 10/31/11

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06010 Maintenance Fees	100.00	.00	100.00	119,979.43	123,145.00	(3,165.57)	123,145.00
06050 Reserve Interest	52.27	.00	52.27	874.47	.00	874.47	.00
06070 Operating Interest	10.61	1.67	8.94	127.02	16.70	110.32	20.00
06080 Late Fees/Finance Charges	.00	41.67	(41.67)	2,106.93	416.70	1,690.23	500.00
06090 Application Fees	100.00	33.33	66.67	925.00	333.30	591.70	400.00
06210 Victoria Park I Income	.00	.00	.00	2,110.93	2,175.00	(64.07)	2,175.00
06250 Prior Year Surplus	.00	1,000.00	(1,000.00)	.00	10,000.00	(10,000.00)	12,000.00
06290 Other Income	.00	.00	.00	287.60	.00	287.60	.00
Subtotal Income	262.88	1,076.67	(813.79)	126,411.38	136,086.70	(9,675.32)	138,240.00
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	1,350.00	1,750.00	400.00	15,935.00	17,500.00	1,565.00	21,000.00
07020 Write off/Bad Debt	.00	416.67	416.67	.00	4,166.70	4,166.70	5,000.00
07030 Office Expenses - Postage	.00	83.33	83.33	.00	833.30	833.30	1,000.00
07050 Annual Meeting Expense	.00	8.33	8.33	100.00	83.30	(16.70)	100.00
07080 Taxes	.00	29.17	29.17	16.00	291.70	275.70	350.00
07090 Fees to Division-St of Florid	.00	5.42	5.42	122.50	54.20	(68.30)	65.00
07115 Website Maintenance	.00	60.00	60.00	.00	600.00	600.00	720.00
07118 Newsletter & Notices	.00	41.67	41.67	.00	416.70	416.70	500.00
07120 Miscellaneous Expenses	.00	20.83	20.83	.00	208.30	208.30	250.00
07140 Special Events - VP2	.00	58.33	58.33	402.05	583.30	181.25	700.00
07150 Special Events - VP1	.00	29.17	29.17	38.35	291.70	253.35	350.00
ADMINISTRATIVE EXPENSE	1,350.00	2,502.92	1,152.92	16,613.90	25,029.20	8,415.30	30,035.00
PROFESSIONAL FEES							
07305 Legal	.00	816.67	816.67	13,635.24	8,166.70	(5,468.54)	9,800.00
07310 Accounting - CPA Firms	.00	25.00	25.00	300.00	250.00	(50.00)	300.00
PROFESSIONAL FEES	.00	841.67	841.67	13,935.24	8,416.70	(5,518.54)	10,100.00
INSURANCE							
07510 Insurance - D&O Liability	.00	148.17	148.17	1,874.44	1,481.70	(392.74)	1,778.00
07515 Insurance - Umbrella Policy	.00	148.75	148.75	606.67	1,487.50	880.83	1,785.00
07520 Insurance - Crime	.00	42.00	42.00	544.19	420.00	(124.19)	504.00
07525 Insurance - General Liability	.00	211.08	211.08	3,753.85	2,110.80	(1,643.05)	2,533.00
INSURANCE	.00	550.00	550.00	6,779.15	5,500.00	(1,279.15)	6,600.00
UTILITIES							
08010 Electricity VP2	404.75	577.08	172.33	4,319.70	5,770.80	1,451.10	6,925.00
08020 Electricity VP1	6.06	6.25	.19	106.84	62.50	(44.34)	75.00
08030 Water and Sewer	134.21	208.33	74.12	1,412.99	2,083.30	670.31	2,500.00
UTILITIES	545.02	791.66	246.64	5,839.53	7,916.60	2,077.07	9,500.00

Victoria Park II Property Owners Association, Inc.
Income/Expense Statement
Period: 10/01/11 to 10/31/11

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
GROUNDS MAINTENANCE								
08530	Plants & Trees Replacement VP	.00	66.67	66.67	860.00	666.70	(193.30)	800.00
08531	Plants & Trees Replacement VP	.00	16.67	16.67	.00	166.70	166.70	200.00
08600	Grounds Lighting Repairs VP2	.00	70.83	70.83	226.22	708.30	482.08	850.00
08601	Grounds Lighting Repairs VP1	.00	12.50	12.50	113.96	125.00	11.04	150.00
08650	Grounds & Maintenance VP2	913.00	1,458.33	545.33	13,565.64	14,583.30	1,017.66	17,500.00
08651	Grounds & Maintenance VP1	87.00	116.67	29.67	1,310.10	1,166.70	(143.40)	1,400.00
08750	Pool - Maint/Clean/Repair	2,484.25	1,508.33	(975.92)	12,161.18	15,083.30	2,922.12	18,100.00
08800	Park Assets - Maint/Repair	(878.02)	125.00	1,003.02	639.70	1,250.00	610.30	1,500.00
08860	Lake Maintenance	230.00	493.75	263.75	2,418.72	4,937.50	2,518.78	5,925.00
08870	Dock Expenses	152.21	40.00	(112.21)	530.21	400.00	(130.21)	480.00
08890	Security/Pool	64.95	141.67	76.72	657.50	1,416.70	759.20	1,700.00
GROUNDS MAINTENANCE		3,053.39	4,050.42	997.03	32,483.23	40,504.20	8,020.97	48,605.00
MAILBOX EXPENSES								
09020	Mailbox Maintenance	2,096.50	1,866.67	(229.83)	6,392.60	18,666.70	12,274.10	22,400.00
MAILBOX EXPENSES		2,096.50	1,866.67	(229.83)	6,392.60	18,666.70	12,274.10	22,400.00
RESERVE FUNDING								
09540	Reserve Replacement Fund	.00	.00	.00	11,000.00	11,000.00	.00	11,000.00
09750	Reserve Interest	52.27	.00	(52.27)	874.47	.00	(874.47)	.00
RESERVE FUNDING		52.27	.00	(52.27)	11,874.47	11,000.00	(874.47)	11,000.00
TOTAL EXPENSES		7,097.18	10,603.34	3,506.16	93,918.12	117,033.40	23,115.28	138,240.00
CURRENT YEAR NET INCOME/(LOSS)		(6,834.30)	(9,526.67)	2,692.37	32,493.26	19,053.30	13,439.96	.00