

Victoria Park II Property Owners Association, Inc.
BALANCE SHEET
As of 04/30/13

FILE COPY

ASSETS

OPERATING ASSETS:

1010	Operating - Iberia Bank	\$	60,814.50	
	Total Operating Assets			\$ 60,814.50

RESERVE ASSETS:

2010	Cash Reserves - Iberia	\$	121,552.61	
	Total Reserve Assets			\$ 121,552.61

	TOTAL ASSETS			\$ 182,367.11
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

	Total Current Liabilities			\$.00
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RESERVES:

5005	Reserves - Replacement Fund	\$	121,552.61	
	Total Reserves			\$ 121,552.61

EQUITY:

5510	Fund Balance	\$	8,437.95	
	Current Year Surplus (Deficit)		52,376.55	
	Total Equity			\$ 60,814.50

	TOTAL LIABILITIES & EQUITY			\$ 182,367.11
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Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 04/01/13 to 04/30/13

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06010 Maintenance Fees	825.36	.00	825.36	101,024.96	112,000.00	(10,975.04)	112,000.00
06050 Reserve Interest	20.13	.00	20.13	83.66	.00	83.66	.00
06070 Operating Interest	2.93	.00	2.93	19.31	.00	19.31	.00
06080 Late Fees/Finance Charges	809.86	41.67	768.19	2,981.43	166.68	2,814.75	500.00
06090 Application Fees	50.00	41.67	8.33	250.00	166.68	83.32	500.00
06210 Victoria Park I Income	.00	189.58	(189.58)	.00	758.32	(758.32)	2,275.00
06290 Other Income	315.40	.00	315.40	1,420.01	.00	1,420.01	.00
Subtotal Income	2,023.68	272.92	1,750.76	105,779.37	113,091.68	(7,312.31)	115,275.00
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	1,750.00	1,750.00	.00	7,000.00	7,000.00	.00	21,000.00
07020 Write off/Bad Debt	.00	333.33	333.33	.00	1,333.32	1,333.32	4,000.00
07090 Fees to Division-St of Florid	61.25	5.42	(55.83)	61.25	21.68	(39.57)	65.00
07115 Website Maintenance	.00	50.00	50.00	.00	200.00	200.00	600.00
07118 Newsletter & Notices	.00	25.00	25.00	.00	100.00	100.00	300.00
07120 Application Fee Expenses	.00	20.83	20.83	100.00	83.32	(16.68)	250.00
07140 Special Events - VP2	.00	55.58	55.58	.00	222.32	222.32	667.00
07150 Special Events - VP1	.00	27.75	27.75	.00	111.00	111.00	333.00
ADMINISTRATIVE EXPENSE	1,811.25	2,267.91	456.66	7,161.25	9,071.64	1,910.39	27,215.00
PROFESSIONAL FEES							
07305 Legal	991.08	245.83	(745.25)	6,069.08	983.32	(5,085.76)	2,950.00
07310 Accounting - CPA Firms	.00	20.83	20.83	250.00	83.32	(166.68)	250.00
PROFESSIONAL FEES	991.08	266.66	(724.42)	6,319.08	1,066.64	(5,252.44)	3,200.00
INSURANCE							
07530 Insurance	5,458.77	582.50	(4,876.27)	5,458.77	2,330.00	(3,128.77)	6,990.00
INSURANCE	5,458.77	582.50	(4,876.27)	5,458.77	2,330.00	(3,128.77)	6,990.00
UTILITIES							
08010 Electricity VP2	753.01	550.08	(202.93)	3,056.51	2,200.32	(856.19)	6,601.00
08020 Electricity VP1	5.37	15.17	9.80	52.05	60.68	8.63	182.00
08030 Water and Sewer	418.91	195.83	(223.08)	1,873.76	783.32	(1,090.44)	2,350.00
UTILITIES	1,177.29	761.08	(416.21)	4,982.32	3,044.32	(1,938.00)	9,133.00
GROUNDS MAINTENANCE							
08530 Plants/Trees Replacement VP2	.00	62.50	62.50	.00	250.00	250.00	750.00
08600 Grounds Lighting Repairs VP2	.00	62.50	62.50	.00	250.00	250.00	750.00
08650 Grounds & Maintenance VP2	1,359.00	1,450.00	91.00	8,065.53	5,800.00	(2,265.53)	17,400.00
08651 Grounds & Maintenance VP1	101.00	125.00	24.00	417.45	500.00	82.55	1,500.00
08750 Pool - Maint/Clean/Repair	2,178.74	1,500.00	(678.74)	5,261.29	6,000.00	738.71	18,000.00
08800 Park Assets - Maint/Repair	88.07	83.33	(4.74)	543.52	333.32	(210.20)	1,000.00

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 04/01/13 to 04/30/13

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
08860	Lake Maintenance	325.07	291.67	(33.40)	1,036.07	1,166.68	130.61	3,500.00
08870	Dock Expenses	42.00	50.00	8.00	168.00	200.00	32.00	600.00
08890	Security/Pool	180.63	100.00	(80.63)	396.48	400.00	3.52	1,200.00
08895	Contingency	.00	253.08	253.08	.00	1,012.32	1,012.32	3,037.00
	GROUNDS MAINTENANCE	4,274.51	3,978.08	(296.43)	15,888.34	15,912.32	23.98	47,737.00
MAILBOX EXPENSES								
09020	Mailbox Maintenance	.00	833.33	833.33	2,509.40	3,333.32	823.92	10,000.00
	MAILBOX EXPENSES	.00	833.33	833.33	2,509.40	3,333.32	823.92	10,000.00
RESERVE FUNDING								
09540	Reserve Replacement Fund	.00	.00	.00	11,000.00	11,000.00	.00	11,000.00
09750	Reserve Interest	20.13	.00	(20.13)	83.66	.00	(83.66)	.00
	RESERVE FUNDING	20.13	.00	(20.13)	11,083.66	11,000.00	(83.66)	11,000.00
	TOTAL EXPENSES	13,733.03	8,689.56	(5,043.47)	53,402.82	45,758.24	(7,644.58)	115,275.00
	CURRENT YEAR NET INCOME/(LOSS)	(11,709.35)	(8,416.64)	(3,292.71)	52,376.55	67,333.44	(14,956.89)	.00

Victoria Park II Property Owners Association, Inc.
Reserve Statement
As of 04/30/13

	BEGINNING OF YEAR	YTD NET INCREASE/ (DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	89,338.12	32,214.49	121,552.61
Subtotal Reserves	89,338.12	32,214.49	121,552.61
TOTAL RESERVES	89,338.12	32,214.49	121,552.61