

Victoria Park II Property Owners Association, Inc.
 BALANCE SHEET
 As of 07/31/13

FILE COPY

ASSETS

OPERATING ASSETS:

1010	Operating - Iberia Bank	\$	56,299.51	
	Total Operating Assets			\$ 56,299.51

RESERVE ASSETS:

2010	Cash Reserves - Iberia	\$	113,184.93	
	Total Reserve Assets			\$ 113,184.93

TOTAL ASSETS		\$	169,484.44	
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Total Current Liabilities		\$.00	
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RESERVES:

5005	Reserves - Replacement Fund	\$	113,184.93	
	Total Reserves			\$ 113,184.93

EQUITY:

5510	Fund Balance	\$	8,437.95	
	Current Year Surplus (Deficit)		47,861.56	
	Total Equity			\$ 56,299.51

TOTAL LIABILITIES & EQUITY		\$	169,484.44	
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Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 07/01/13 to 07/31/13

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06010 Maintenance Fees	1,626.29	.00	1,626.29	107,522.37	112,000.00	(4,477.63)	112,000.00
06050 Reserve Interest	19.22	.00	19.22	140.98	.00	140.98	.00
06070 Operating Interest	2.43	.00	2.43	26.81	.00	26.81	.00
06080 Late Fees/Finance Charges	169.51	41.67	127.84	3,736.26	291.69	3,444.57	500.00
06090 Application Fees	300.00	41.67	258.33	700.00	291.69	408.31	500.00
06210 Victoria Park I Income	.00	189.58	(189.58)	.00	1,327.06	(1,327.06)	2,275.00
06290 Other Income	205.74	.00	205.74	1,830.75	.00	1,830.75	.00
Subtotal Income	2,323.19	272.92	2,050.27	113,957.17	113,910.44	46.73	115,275.00
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	1,750.00	1,750.00	.00	12,250.00	12,250.00	.00	21,000.00
07020 Write off/Bad Debt	.00	333.33	333.33	.00	2,333.31	2,333.31	4,000.00
07090 Fees to Division-St of Florid	.00	5.42	5.42	61.25	37.94	(23.31)	65.00
07115 Website Maintenance	.00	50.00	50.00	.00	350.00	350.00	600.00
07118 Newsletter & Notices	.00	25.00	25.00	.00	175.00	175.00	300.00
07120 Application Fee Expenses	200.00	20.83	(179.17)	350.00	145.81	(204.19)	250.00
07140 Special Events - VP2	.00	55.58	55.58	.00	389.06	389.06	667.00
07150 Special Events - VP1	.00	27.75	27.75	.00	194.25	194.25	333.00
ADMINISTRATIVE EXPENSE	1,950.00	2,267.91	317.91	12,661.25	15,875.37	3,214.12	27,215.00
PROFESSIONAL FEES							
07305 Legal	(1,039.94)	245.83	1,285.77	4,596.58	1,720.81	(2,875.77)	2,950.00
07310 Accounting - CPA Firms	.00	20.83	20.83	250.00	145.81	(104.19)	250.00
PROFESSIONAL FEES	(1,039.94)	266.66	1,306.60	4,846.58	1,866.62	(2,979.96)	3,200.00
INSURANCE							
07530 Insurance	.00	582.50	582.50	5,327.78	4,077.50	(1,250.28)	6,990.00
INSURANCE	.00	582.50	582.50	5,327.78	4,077.50	(1,250.28)	6,990.00
UTILITIES							
08010 Electricity VP2	390.06	550.08	160.02	4,558.89	3,850.56	(708.33)	6,601.00
08020 Electricity VP1	5.64	15.17	9.53	69.18	106.19	37.01	182.00
08030 Water and Sewer	155.92	195.83	39.91	2,350.15	1,370.81	(979.34)	2,350.00
UTILITIES	551.62	761.08	209.46	6,978.22	5,327.56	(1,650.66)	9,133.00
GROUNDS MAINTENANCE							
08530 Plants/Trees Replacement VP2	.00	62.50	62.50	.00	437.50	437.50	750.00
08600 Grounds Lighting Repairs VP2	.00	62.50	62.50	.00	437.50	437.50	750.00
08650 Grounds & Maintenance VP2	667.63	1,450.00	782.37	9,855.55	10,150.00	294.45	17,400.00
08651 Grounds & Maintenance VP1	63.62	125.00	61.38	613.76	875.00	261.24	1,500.00
08750 Pool - Maint/Clean/Repair	860.00	1,500.00	640.00	8,699.02	10,500.00	1,800.98	18,000.00
08800 Park Assets - Maint/Repair	.00	83.33	83.33	673.52	583.31	(90.21)	1,000.00

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 07/01/13 to 07/31/13

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
08860	Lake Maintenance	237.00	291.67	54.67	1,747.07	2,041.69	294.62	3,500.00
08870	Dock Expenses	42.00	50.00	8.00	344.00	350.00	6.00	600.00
08890	Security/Pool	151.00	100.00	(51.00)	698.48	700.00	1.52	1,200.00
08895	Contingency	.00	253.08	253.08	.00	1,771.56	1,771.56	3,037.00
	GROUNDS MAINTENANCE	2,021.25	3,978.08	1,956.83	22,631.40	27,846.56	5,215.16	47,737.00
MAILBOX EXPENSES								
09020	Mailbox Maintenance	.00	833.33	833.33	2,509.40	5,833.31	3,323.91	10,000.00
	MAILBOX EXPENSES	.00	833.33	833.33	2,509.40	5,833.31	3,323.91	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	19.22	.00	(19.22)	140.98	.00	(140.98)	.00
	RESERVE FUNDING	19.22	.00	(19.22)	11,140.98	11,000.00	(140.98)	11,000.00
	TOTAL EXPENSES	3,502.15	8,689.56	5,187.41	66,095.61	71,826.92	5,731.31	115,275.00
	CURRENT YEAR NET INCOME/(LOSS)	(1,178.96)	(8,416.64)	7,237.68	47,861.56	42,083.52	5,778.04	.00

Victoria Park II Property Owners Association, Inc.

Reserve Statement

As of 07/31/13

	BEGINNING OF YEAR	YTD NET INCREASE/ (DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	89,338.12	23,846.81	113,184.93
Subtotal Reserves	<u>89,338.12</u>	<u>23,846.81</u>	<u>113,184.93</u>
TOTAL RESERVES	<u>89,338.12</u>	<u>23,846.81</u>	<u>113,184.93</u>