

Victoria Park II Property Owners Association, Inc.  
BALANCE SHEET  
As of 09/30/13

FILE COPY

ASSETS

OPERATING ASSETS:

1010 Operating - Iberia Bank \$ 58,216.15  
Total Operating Assets \$ 58,216.15

RESERVE ASSETS:

2010 Cash Reserves - Iberia \$ 113,222.76  
Total Reserve Assets \$ 113,222.76

TOTAL ASSETS \$ 171,438.91  
=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Total Current Liabilities \$ .00

RESERVES:

5005 Reserves - Replacement Fund \$ 113,222.76  
Total Reserves \$ 113,222.76

EQUITY:

5510 Fund Balance \$ 8,437.95  
Current Year Surplus (Deficit) 49,778.20  
Total Equity \$ 58,216.15

TOTAL LIABILITIES & EQUITY \$ 171,438.91  
=====

**Victoria Park II Property Owners Association, Inc.**

Income/Expense Statement

Period: 09/01/13 to 09/30/13

| Description                         | Actual     | Current Period Budget | Variance | Actual     | Year-To-Date Budget | Variance   | Yearly Budget |
|-------------------------------------|------------|-----------------------|----------|------------|---------------------|------------|---------------|
| <b>INCOME:</b>                      |            |                       |          |            |                     |            |               |
| 06010 Maintenance Fees              | 2,986.22   | .00                   | 2,986.22 | 112,461.51 | 112,000.00          | 461.51     | 112,000.00    |
| 06050 Reserve Interest              | 18.60      | .00                   | 18.60    | 178.81     | .00                 | 178.81     | .00           |
| 06070 Operating Interest            | .00        | .00                   | .00      | 29.09      | .00                 | 29.09      | .00           |
| 06080 Late Fees/Finance Charges     | 2,129.37   | 41.67                 | 2,087.70 | 5,995.03   | 375.03              | 5,620.00   | 500.00        |
| 06090 Application Fees              | .00        | 41.67                 | (41.67)  | 900.00     | 375.03              | 524.97     | 500.00        |
| 06210 Victoria Park I Income        | .00        | 189.58                | (189.58) | .00        | 1,706.22            | (1,706.22) | 2,275.00      |
| 06290 Other Income                  | 1,150.00   | .00                   | 1,150.00 | 3,281.48   | .00                 | 3,281.48   | .00           |
| Subtotal Income                     | 6,284.19   | 272.92                | 6,011.27 | 122,845.92 | 114,456.28          | 8,389.64   | 115,275.00    |
| <b>EXPENSES</b>                     |            |                       |          |            |                     |            |               |
| <b>ADMINISTRATIVE EXPENSE</b>       |            |                       |          |            |                     |            |               |
| 07010 Management Fee                | 1,750.00   | 1,750.00              | .00      | 15,750.00  | 15,750.00           | .00        | 21,000.00     |
| 07020 Write off/Bad Debt            | .00        | 333.33                | 333.33   | .00        | 2,999.97            | 2,999.97   | 4,000.00      |
| 07090 Fees to Division-St of Florid | .00        | 5.42                  | 5.42     | 61.25      | 48.78               | (12.47)    | 65.00         |
| 07115 Website Maintenance           | .00        | 50.00                 | 50.00    | 300.00     | 450.00              | 150.00     | 600.00        |
| 07118 Newsletter & Notices          | .00        | 25.00                 | 25.00    | .00        | 225.00              | 225.00     | 300.00        |
| 07120 Application Fee Expenses      | .00        | 20.83                 | 20.83    | 350.00     | 187.47              | (162.53)   | 250.00        |
| 07140 Special Events - VP2          | .00        | 55.58                 | 55.58    | .00        | 500.22              | 500.22     | 667.00        |
| 07150 Special Events - VP1          | .00        | 27.75                 | 27.75    | .00        | 249.75              | 249.75     | 333.00        |
| ADMINISTRATIVE EXPENSE              | 1,750.00   | 2,267.91              | 517.91   | 16,461.25  | 20,411.19           | 3,949.94   | 27,215.00     |
| <b>PROFESSIONAL FEES</b>            |            |                       |          |            |                     |            |               |
| 07305 Legal                         | (2,420.97) | 245.83                | 2,666.80 | 65.58      | 2,212.47            | 2,146.89   | 2,950.00      |
| 07310 Accounting - CPA Firms        | .00        | 20.83                 | 20.83    | 250.00     | 187.47              | (62.53)    | 250.00        |
| PROFESSIONAL FEES                   | (2,420.97) | 266.66                | 2,687.63 | 315.58     | 2,399.94            | 2,084.36   | 3,200.00      |
| <b>INSURANCE</b>                    |            |                       |          |            |                     |            |               |
| 07530 Insurance                     | .00        | 582.50                | 582.50   | 5,327.78   | 5,242.50            | (85.28)    | 6,990.00      |
| INSURANCE                           | .00        | 582.50                | 582.50   | 5,327.78   | 5,242.50            | (85.28)    | 6,990.00      |
| <b>UTILITIES</b>                    |            |                       |          |            |                     |            |               |
| 08010 Electricity VP2               | 368.00     | 550.08                | 182.08   | 5,260.06   | 4,950.72            | (309.34)   | 6,601.00      |
| 08020 Electricity VP1               | 6.00       | 15.17                 | 9.17     | 80.85      | 136.53              | 55.68      | 182.00        |
| 08030 Water and Sewer               | 227.94     | 195.83                | (32.11)  | 2,578.09   | 1,762.47            | (815.62)   | 2,350.00      |
| UTILITIES                           | 601.94     | 761.08                | 159.14   | 7,919.00   | 6,849.72            | (1,069.28) | 9,133.00      |
| <b>GROUNDS MAINTENANCE</b>          |            |                       |          |            |                     |            |               |
| 08530 Plants/Trees Replacement VP2  | .00        | 62.50                 | 62.50    | .00        | 562.50              | 562.50     | 750.00        |
| 08600 Grounds Lighting Repairs VP2  | .00        | 62.50                 | 62.50    | .00        | 562.50              | 562.50     | 750.00        |
| 08650 Grounds & Maintenance VP2     | 890.17     | 1,450.00              | 559.83   | 10,745.72  | 13,050.00           | 2,304.28   | 17,400.00     |
| 08651 Grounds & Maintenance VP1     | 84.83      | 125.00                | 40.17    | 698.59     | 1,125.00            | 426.41     | 1,500.00      |
| 08750 Pool - Maint/Clean/Repair     | 1,488.75   | 1,500.00              | 11.25    | 11,262.77  | 13,500.00           | 2,237.23   | 18,000.00     |
| 08800 Park Assets - Maint/Repair    | .00        | 83.33                 | 83.33    | 673.52     | 749.97              | 76.45      | 1,000.00      |

**Victoria Park II Property Owners Association, Inc.**

Income/Expense Statement

Period: 09/01/13 to 09/30/13

| Description             |  | Actual          | Current Period<br>Budget | Variance         | Actual           | Year-To-Date<br>Budget | Variance         | Yearly<br>Budget  |
|-------------------------|--|-----------------|--------------------------|------------------|------------------|------------------------|------------------|-------------------|
| 08860                   | Lake Maintenance                               | 237.00          | 291.67                   | 54.67            | 2,221.07         | 2,625.03               | 403.96           | 3,500.00          |
| 08870                   | Dock Expenses                                  | .00             | 50.00                    | 50.00            | 386.00           | 450.00                 | 64.00            | 600.00            |
| 08890                   | Security/Pool                                  | 155.00          | 100.00                   | (55.00)          | 853.48           | 900.00                 | 46.52            | 1,200.00          |
| 08895                   | Contingency                                    | .00             | 253.08                   | 253.08           | .00              | 2,277.72               | 2,277.72         | 3,037.00          |
|                         | <b>                    </b> GROUND MAINTENANCE | <b>2,855.75</b> | <b>3,978.08</b>          | <b>1,122.33</b>  | <b>26,841.15</b> | <b>35,802.72</b>       | <b>8,961.57</b>  | <b>47,737.00</b>  |
| <b>MAILBOX EXPENSES</b> |  |                 |                          |                  |                  |                        |                  |                   |
| 09020                   | Mailbox Maintenance                            | 1,341.80        | 833.33                   | (508.47)         | 5,024.15         | 7,499.97               | 2,475.82         | 10,000.00         |
|                         | <b>                    </b> MAILBOX EXPENSES   | <b>1,341.80</b> | <b>833.33</b>            | <b>(508.47)</b>  | <b>5,024.15</b>  | <b>7,499.97</b>        | <b>2,475.82</b>  | <b>10,000.00</b>  |
| <b>RESERVE FUNDING</b>  |  |                 |                          |                  |                  |                        |                  |                   |
| 09540                   | Reserve Replacement Fund                       | .00             | .00                      | .00              | 11,000.00        | 11,000.00              | .00              | 11,000.00         |
| 09750                   | Reserve Interest                               | 18.60           | .00                      | (18.60)          | 178.81           | .00                    | (178.81)         | .00               |
|                         | <b>                    </b> RESERVE FUNDING    | <b>18.60</b>    | <b>.00</b>               | <b>(18.60)</b>   | <b>11,178.81</b> | <b>11,000.00</b>       | <b>(178.81)</b>  | <b>11,000.00</b>  |
|                         | <b>TOTAL EXPENSES</b>                          | <b>4,147.12</b> | <b>8,689.56</b>          | <b>4,542.44</b>  | <b>73,067.72</b> | <b>89,206.04</b>       | <b>16,138.32</b> | <b>115,275.00</b> |
|                         | <b>CURRENT YEAR NET INCOME/ (LOSS)</b>         | <b>2,137.07</b> | <b>(8,416.64)</b>        | <b>10,553.71</b> | <b>49,778.20</b> | <b>25,250.24</b>       | <b>24,527.96</b> | <b>.00</b>        |

Victoria Park II Property Owners Association, Inc.

Reserve Statement

As of 09/30/13

|                             | BEGINNING<br>OF YEAR | YTD<br>NET INCREASE/(DECREASE) | AVAILABLE<br>BALANCE |
|-----------------------------|----------------------|--------------------------------|----------------------|
| RESERVES:                   |                      |                                |                      |
| Reserves - Replacement Fund | 89,338.12            | 23,884.64                      | 113,222.76           |
| Subtotal Reserves           | <u>89,338.12</u>     | <u>23,884.64</u>               | <u>113,222.76</u>    |
| TOTAL RESERVES              | <u>89,338.12</u>     | <u>23,884.64</u>               | <u>113,222.76</u>    |