

Victoria Park II Property Owners Association, Inc.  
BALANCE SHEET  
As of 12/31/13

ASSETS

OPERATING ASSETS:

1010	Operating - Iberia Bank	\$	89,180.03	
	Total Operating Assets			\$ 89,180.03

RESERVE ASSETS:

2010	Cash Reserves - Iberia	\$	113,279.85	
	Total Reserve Assets			\$ 113,279.85

	TOTAL ASSETS			\$ 202,459.88
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3120	Prepaid Owner Assessments	\$	52,300.00	
	Total Current Liabilities			\$ 52,300.00

RESERVES:

5005	Reserves - Replacement Fund	\$	113,279.85	
	Total Reserves			\$ 113,279.85

EQUITY:

5510	Fund Balance	\$	8,437.95	
	Current Year Surplus (Deficit)		28,442.08	
	Total Equity			\$ 36,880.03

	TOTAL LIABILITIES & EQUITY			\$ 202,459.88
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**Victoria Park II Property Owners Association, Inc.**

Income/Expense Statement

Period: 12/01/13 to 12/31/13

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
06010 Maintenance Fees	905.84	.00	905.84	115,029.59	112,000.00	3,029.59	112,000.00
06050 Reserve Interest	19.24	.00	19.24	235.90	.00	235.90	.00
06070 Operating Interest	.00	.00	.00	29.09	.00	29.09	.00
06080 Late Fees/Finance Charges	.00	41.63	(41.63)	6,191.53	500.00	5,691.53	500.00
06090 Application Fees	200.00	41.63	158.37	1,400.00	500.00	900.00	500.00
06210 Victoria Park I Income	1,236.55	189.62	1,046.93	1,236.55	2,275.00	(1,038.45)	2,275.00
06290 Other Income	.00	.00	.00	4,341.48	.00	4,341.48	.00
Subtotal Income	2,361.63	272.88	2,088.75	128,464.14	115,275.00	13,189.14	115,275.00
<b>EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSE</b>							
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
07090 Fees to Division-St of Florid	.00	5.38	5.38	61.25	65.00	3.75	65.00
07115 Website Maintenance	300.00	50.00	(250.00)	600.00	600.00	.00	600.00
07118 Newsletter & Notices	59.13	25.00	(34.13)	59.13	300.00	240.87	300.00
07120 Application Fee Expenses	100.00	20.87	(79.13)	600.00	250.00	(350.00)	250.00
07140 Special Events - VP2	88.33	55.62	(32.71)	88.33	667.00	578.67	667.00
07150 Special Events - VP1	44.17	27.75	(16.42)	44.17	333.00	288.83	333.00
ADMINISTRATIVE EXPENSE	2,341.63	2,267.99	(73.64)	22,452.88	27,215.00	4,762.12	27,215.00
<b>PROFESSIONAL FEES</b>							
07305 Legal	1,113.00	245.87	(867.13)	2,809.63	2,950.00	140.37	2,950.00
07310 Accounting - CPA Firms	.00	20.87	20.87	250.00	250.00	.00	250.00
PROFESSIONAL FEES	1,113.00	266.74	(846.26)	3,059.63	3,200.00	140.37	3,200.00
<b>INSURANCE</b>							
07530 Insurance	.00	582.50	582.50	5,327.78	6,990.00	1,662.22	6,990.00
INSURANCE	.00	582.50	582.50	5,327.78	6,990.00	1,662.22	6,990.00
<b>UTILITIES</b>							
08010 Electricity VP2	528.23	550.12	21.89	6,547.49	6,601.00	53.51	6,601.00
08020 Electricity VP1	5.37	15.13	9.76	97.63	182.00	84.37	182.00
08030 Water and Sewer	155.92	195.87	39.95	3,166.51	2,350.00	(816.51)	2,350.00
UTILITIES	689.52	761.12	71.60	9,811.63	9,133.00	(678.63)	9,133.00
<b>GROUNDS MAINTENANCE</b>							
08530 Plants/Trees Replacement VP2	.00	62.50	62.50	.00	750.00	750.00	750.00
08600 Grounds Lighting Repairs VP2	.00	62.50	62.50	.00	750.00	750.00	750.00
08650 Grounds & Maintenance VP2	2,189.99	1,450.00	(739.99)	14,931.05	17,400.00	2,468.95	17,400.00
08651 Grounds & Maintenance VP1	311.33	125.00	(186.33)	1,179.58	1,500.00	320.42	1,500.00
08750 Pool - Maint/Clean/Repair	1,461.67	1,500.00	38.33	17,425.00	18,000.00	575.00	18,000.00
08800 Park Assets - Maint/Repair	1,109.16	83.37	(1,025.79)	2,007.80	1,000.00	(1,007.80)	1,000.00

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 12/01/13 to 12/31/13

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
08860	Lake Maintenance	663.67	291.63	(372.04)	3,358.74	3,500.00	141.26	3,500.00
08870	Dock Expenses	42.00	50.00	8.00	554.00	600.00	46.00	600.00
08890	Security/Pool	155.00	100.00	(55.00)	1,159.48	1,200.00	40.52	1,200.00
08895	Contingency	.00	253.12	253.12	.00	3,037.00	3,037.00	3,037.00
	<b>GROUNDS MAINTENANCE</b>	<b>5,932.82</b>	<b>3,978.12</b>	<b>(1,954.70)</b>	<b>40,615.65</b>	<b>47,737.00</b>	<b>7,121.35</b>	<b>47,737.00</b>
<b>MAILBOX EXPENSES</b>								
09020	Mailbox Maintenance	228.33	833.37	605.04	7,518.59	10,000.00	2,481.41	10,000.00
	<b>MAILBOX EXPENSES</b>	<b>228.33</b>	<b>833.37</b>	<b>605.04</b>	<b>7,518.59</b>	<b>10,000.00</b>	<b>2,481.41</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	19.24	.00	(19.24)	235.90	.00	(235.90)	.00
	<b>RESERVE FUNDING</b>	<b>19.24</b>	<b>.00</b>	<b>(19.24)</b>	<b>11,235.90</b>	<b>11,000.00</b>	<b>(235.90)</b>	<b>11,000.00</b>
	<b>TOTAL EXPENSES</b>	<b>10,324.54</b>	<b>8,689.84</b>	<b>(1,634.70)</b>	<b>100,022.06</b>	<b>115,275.00</b>	<b>15,252.94</b>	<b>115,275.00</b>
	<b>CURRENT YEAR NET INCOME/(LOSS)</b>	<b>(7,962.91)</b>	<b>(8,416.96)</b>	<b>454.05</b>	<b>28,442.08</b>	<b>.00</b>	<b>28,442.08</b>	<b>.00</b>

Victoria Park II Property Owners Association, Inc.  
Reserve Statement  
As of 12/31/13

	BEGINNING OF YEAR	YTD NET INCREASE/(DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	89,338.12	23,941.73	113,279.85
Subtotal Reserves	89,338.12	23,941.73	113,279.85
TOTAL RESERVES	89,338.12	23,941.73	113,279.85