

Victoria Park II Property Owners Association, Inc.
 BALANCE SHEET
 As of 02/28/14

FILE COPY

		ASSETS	
OPERATING ASSETS:			
1010	Operating - Iberia Bank	\$	119,292.11
			119,292.11
	Total Operating Assets	\$	119,292.11
RESERVE ASSETS:			
2010	Cash Reserves - Iberia	\$	124,318.40
			124,318.40
	Total Reserve Assets	\$	124,318.40
	TOTAL ASSETS		\$ 243,610.51
LIABILITIES & EQUITY			
CURRENT LIABILITIES:			
	Total Current Liabilities	\$.00
RESERVES:			
5005	Reserves - Replacement Fund	\$	124,318.40
			124,318.40
	Total Reserves	\$	124,318.40
EQUITY:			
5510	Fund Balance	\$	36,880.03
	Current Year Surplus (Deficit)		82,412.08
	Total Equity	\$	119,292.11
	TOTAL LIABILITIES & EQUITY		\$ 243,610.51

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 02/01/14 to 02/28/14

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06010 Maintenance Fees	5,273.44	.00	5,273.44	104,410.60	112,000.00	(7,589.40)	112,000.00
06050 Reserve Interest	19.07	.00	19.07	38.55	.00	38.55	.00
06080 Late Fees/Finance Charges	241.56	83.33	158.23	1,216.25	166.66	1,049.59	1,000.00
06090 Application Fees	250.00	41.67	208.33	550.00	83.34	466.66	500.00
06210 Victoria Park I Income	.00	101.67	(101.67)	.00	203.34	(203.34)	1,220.00
06290 Other Income	.00	.00	.00	50.00	.00	50.00	.00
Subtotal Income	5,784.07	226.67	5,557.40	106,265.40	112,453.34	(6,187.94)	114,720.00
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	1,800.00	1,800.00	.00	3,600.00	3,600.00	.00	21,600.00
07020 Write off/Bad Debt	.00	333.33	333.33	.00	666.66	666.66	4,000.00
07050 Annual Meeting Expense	329.92	8.33	(321.59)	329.92	16.66	(313.26)	100.00
07090 Fees to Division-St of Florid	.00	6.25	6.25	.00	12.50	12.50	75.00
07115 Website Maintenance	.00	50.00	50.00	.00	100.00	100.00	600.00
07118 Newsletter & Notices	.00	20.83	20.83	73.32	41.66	(31.66)	250.00
07120 Application Fee Expenses	100.00	29.17	(70.83)	250.00	58.34	(191.66)	350.00
07140 Special Events - VP2	.00	55.58	55.58	.00	111.16	111.16	667.00
07150 Special Events - VP1	.00	27.75	27.75	.00	55.50	55.50	333.00
ADMINISTRATIVE EXPENSE	2,229.92	2,331.24	101.32	4,253.24	4,662.48	409.24	27,975.00
PROFESSIONAL FEES							
07305 Legal	1,739.27	333.33	(1,405.94)	(1,263.82)	666.66	1,930.48	4,000.00
07310 Accounting - CPA Firms	.00	20.83	20.83	.00	41.66	41.66	250.00
PROFESSIONAL FEES	1,739.27	354.16	(1,385.11)	(1,263.82)	708.32	1,972.14	4,250.00
INSURANCE							
07530 Insurance	.00	583.33	583.33	.00	1,166.66	1,166.66	7,000.00
INSURANCE	.00	583.33	583.33	.00	1,166.66	1,166.66	7,000.00
UTILITIES							
08010 Electricity VP2	596.06	541.67	(54.39)	1,227.93	1,083.34	(144.59)	6,500.00
08020 Electricity VP1	28.11	8.33	(19.78)	37.54	16.66	(20.88)	100.00
08030 Water and Sewer	440.99	208.33	(232.66)	1,066.94	416.66	(650.28)	2,500.00
UTILITIES	1,065.16	758.33	(306.83)	2,332.41	1,516.66	(815.75)	9,100.00
GROUNDS MAINTENANCE							
08530 Plants/Trees Replacement VP2	137.50	62.50	(75.00)	137.50	125.00	(12.50)	750.00
08600 Grounds Lighting Repairs VP2	.00	18.75	18.75	481.65	37.50	(444.15)	225.00
08650 Grounds & Maintenance VP2	1,912.17	1,416.67	(495.50)	1,912.17	2,833.34	921.17	17,000.00
08651 Grounds & Maintenance VP1	169.66	83.33	(86.33)	169.66	166.66	(3.00)	1,000.00
08750 Pool - Maint/Clean/Repair	993.40	1,458.33	464.93	2,459.28	2,916.66	457.38	17,500.00
08800 Park Assets - Maint/Repair	290.00	83.33	(206.67)	612.20	166.66	(445.54)	1,000.00

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 02/01/14 to 02/28/14

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
08860	Lake Maintenance	237.00	250.00	13.00	474.00	500.00	26.00	3,000.00
08870	Dock Expenses	43.26	50.00	6.74	86.52	100.00	13.48	600.00
08890	Security/Pool	75.50	108.33	32.83	151.00	216.66	65.66	1,300.00
08895	Contingency	.00	251.67	251.67	.00	503.34	503.34	3,020.00
	GROUNDS MAINTENANCE	3,858.49	3,782.91	(75.58)	6,483.98	7,565.82	1,081.84	45,395.00
MAILBOX EXPENSES								
09020	Mailbox Maintenance	842.34	833.33	(9.01)	1,008.96	1,666.66	657.70	10,000.00
	MAILBOX EXPENSES	842.34	833.33	(9.01)	1,008.96	1,666.66	657.70	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	19.07	.00	(19.07)	38.55	.00	(38.55)	.00
	RESERVE FUNDING	19.07	.00	(19.07)	11,038.55	11,000.00	(38.55)	11,000.00
	TOTAL EXPENSES	9,754.25	8,643.30	(1,110.95)	23,853.32	28,286.60	4,433.28	114,720.00
	CURRENT YEAR NET INCOME/(LOSS)	(3,970.18)	(8,416.63)	4,446.45	82,412.08	84,166.74	(1,754.66)	.00

Victoria Park II Property Owners Association, Inc.

Reserve Statement

As of 02/28/14

	BEGINNING OF YEAR	YTD NET INCREASE/(DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	113,279.85	11,038.55	124,318.40
Subtotal Reserves	<u>113,279.85</u>	<u>11,038.55</u>	<u>124,318.40</u>
TOTAL RESERVES	<u>113,279.85</u>	<u>11,038.55</u>	<u>124,318.40</u>