

Victoria Park II Property Owners Association, Inc.

BALANCE SHEET

As of 10/31/15

(FILE COPY)

ASSETS

OPERATING ASSETS:			
1010	Operating - Iberia Bank	\$	57,709.45
	Total Operating Assets		<u>\$ 57,709.45</u>
RESERVE ASSETS:			
2010	Cash Reserves - Iberia	\$	126,222.60
	Total Reserve Assets		<u>\$ 126,222.60</u>
	TOTAL ASSETS		<u>\$ 183,932.05</u> =====

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3120	Prepaid Owner Assessments	\$	1,000.00
	Total Current Liabilities		<u>\$ 1,000.00</u>
RESERVES:			
5005	Reserves - Replacement Fund	\$	126,222.60
	Total Reserves		<u>\$ 126,222.60</u>
EQUITY:			
5510	Fund Balance	\$	16,448.30
	Current Year Surplus (Deficit)		40,261.15
	Total Equity		<u>\$ 56,709.45</u>
	TOTAL LIABILITIES & EQUITY		<u>\$ 183,932.05</u> =====

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 10/01/15 to 10/31/15

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06010 Maintenance Fees	.00	.00	.00	111,947.69	112,000.00	(52.31)	112,000.00
06050 Reserve Interest	23.05	.00	23.05	230.82	.00	230.82	.00
06080 Late Fees/Finance Charges	.00	83.33	(83.33)	2,019.52	833.30	1,186.22	1,000.00
06090 Application Fees	100.00	41.67	58.33	1,600.00	416.70	1,183.30	500.00
06120 Keys	.00	.00	.00	50.00	.00	50.00	.00
06210 Victoria Park I Income	.00	101.67	(101.67)	.00	1,016.70	(1,016.70)	1,220.00
06250 Prior Year Surplus	.00	.00	.00	10,000.00	10,000.00	.00	10,000.00
06290 Other Income	.00	.00	.00	125.00	.00	125.00	.00
Subtotal Income	123.05	226.67	(103.62)	125,973.03	124,266.70	1,706.33	124,720.00
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	1,800.00	1,800.00	.00	18,000.00	18,000.00	.00	21,600.00
07020 Write off/Bad Debt	.00	83.33	83.33	.00	833.30	833.30	1,000.00
07050 Annual Meeting Expense	.00	8.33	8.33	.00	83.30	83.30	100.00
07090 Fees to Division-St of Florid	.00	6.25	6.25	61.25	62.50	1.25	75.00
07115 Website Maintenance	.00	50.00	50.00	.00	500.00	500.00	600.00
07118 Newsletter & Notices	.00	20.83	20.83	.00	208.30	208.30	250.00
07120 Application Fee Expenses	.00	29.17	29.17	550.00	291.70	(258.30)	350.00
07140 Special Events - VP2	.00	55.58	55.58	90.00	555.80	465.80	667.00
07150 Special Events - VP1	.00	27.75	27.75	45.00	277.50	232.50	333.00
ADMINISTRATIVE EXPENSE	1,800.00	2,081.24	281.24	18,746.25	20,812.40	2,066.15	24,975.00
PROFESSIONAL FEES							
07305 Legal	.00	333.33	333.33	(1,009.74)	3,333.30	4,343.04	4,000.00
07310 Accounting - CPA Firms	.00	20.83	20.83	250.00	208.30	(41.70)	250.00
PROFESSIONAL FEES	.00	354.16	354.16	(759.74)	3,541.60	4,301.34	4,250.00
INSURANCE							
07530 Insurance	.00	541.67	541.67	5,232.44	5,416.70	184.26	6,500.00
INSURANCE	.00	541.67	541.67	5,232.44	5,416.70	184.26	6,500.00
UTILITIES							
08010 Electricity VP2	379.87	541.67	161.80	5,828.82	5,416.70	(412.12)	6,500.00
08020 Electricity VP1	8.22	8.33	.11	120.68	83.30	(37.38)	100.00
08030 Water and Sewer	90.53	208.33	117.80	1,440.86	2,083.30	642.44	2,500.00
UTILITIES	478.62	758.33	279.71	7,390.36	7,583.30	192.94	9,100.00
GROUNDS MAINTENANCE							
08530 Plants/Trees Replacement VP2	.00	62.50	62.50	210.00	625.00	415.00	750.00
08600 Grounds Lighting Repairs VP2	.00	18.75	18.75	.00	187.50	187.50	225.00
08650 Grounds & Maintenance VP2	913.00	1,416.67	503.67	10,734.12	14,166.70	3,432.58	17,000.00
08651 Grounds & Maintenance VP1	87.00	83.33	(3.67)	870.00	833.30	(36.70)	1,000.00

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 10/01/15 to 10/31/15

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
08750	Pool - Maint/Clean/Repair	1,053.52	1,458.33	404.81	13,668.33	14,583.30	914.97	17,500.00
08800	Pool Building Repairs	.00	83.33	83.33	2,900.67	833.30	(2,067.37)	1,000.00
08860	Lake Maintenance	237.00	250.00	13.00	2,535.00	2,500.00	(35.00)	3,000.00
08865	Lake Aeration Repair	.00	.00	.00	1,493.69	.00	(1,493.69)	.00
08870	Dock Expenses	44.56	50.00	5.44	445.60	500.00	54.40	600.00
08890	Security/Pool	.00	41.67	41.67	1,277.39	416.70	(860.69)	500.00
08895	Contingency	.00	251.67	251.67	2,950.00	2,516.70	(433.30)	3,020.00
	GROUNDS MAINTENANCE	2,335.08	3,716.25	1,381.17	37,084.80	37,162.50	77.70	44,595.00
MAILBOX EXPENSES								
09020	Mailbox Maintenance	1,160.88	833.33	(327.55)	6,786.95	8,333.30	1,546.35	10,000.00
	MAILBOX EXPENSES	1,160.88	833.33	(327.55)	6,786.95	8,333.30	1,546.35	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	23.05	.00	(23.05)	230.82	.00	(230.82)	.00
	RESERVE FUNDING	23.05	.00	(23.05)	11,230.82	11,000.00	(230.82)	11,000.00
	TOTAL EXPENSES	5,797.63	8,284.98	2,487.35	85,711.88	93,849.80	8,137.92	110,420.00
	CURRENT YEAR NET INCOME/(LOSS)	(5,674.58)	(8,058.31)	2,383.73	40,261.15	30,416.90	9,844.25	14,300.00

Victoria Park II Property Owners Association, Inc.

Reserve Statement

As of 10/31/15

	BEGINNING OF YEAR	YTD NET INCREASE/(DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	123,000.95	3,221.65	126,222.60
Subtotal Reserves	<u>123,000.95</u>	<u>3,221.65</u>	<u>126,222.60</u>
TOTAL RESERVES	<u>123,000.95</u>	<u>3,221.65</u>	<u>126,222.60</u>