

(TRUE COPY)

Victoria Park II Property Owners Association, Inc.
BALANCE SHEET
As of 05/31/17

ASSETS

OPERATING ASSETS:			
1010	Operating - Iberia Bank	\$	102,732.47
	Total Operating Assets		<u>\$ 102,732.47</u>
RESERVE ASSETS:			
2010	Cash Reserves - Iberia	\$	151,817.43
	Total Reserve Assets		<u>\$ 151,817.43</u>
	TOTAL ASSETS		<u>\$ 254,549.90</u> =====

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3120	Prepaid Owner Assessments	\$	1,485.83
	Total Current Liabilities		<u>\$ 1,485.83</u>
RESERVES:			
5005	Reserves - Replacement Fund	\$	151,817.43
	Total Reserves		<u>\$ 151,817.43</u>
EQUITY:			
5510	Fund Balance	\$	46,755.85
5520	Capital Contribution		5,000.00
	Current Year Surplus (Deficit)		49,490.79
	Total Equity		<u>\$ 101,246.64</u>
	TOTAL LIABILITIES & EQUITY		<u>\$ 254,549.90</u> =====

Victoria Park II Property Owners Association, Inc.
Income/Expense Statement
Period: 05/01/17 to 05/31/17

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06010 Maintenance Fees	.00	.00	.00	104,000.00	112,000.00	(8,000.00)	112,000.00
06050 Reserve Interest	25.91	.00	25.91	125.24	.00	125.24	.00
06080 Late Fees/Finance Charges	72.18	83.33	(11.15)	352.00	416.65	(64.65)	1,000.00
06090 Application Fees	500.00	41.67	458.33	1,400.00	208.35	1,191.65	500.00
06210 Victoria Park I Income	1,875.26	83.33	1,791.93	1,875.26	416.65	1,458.61	1,000.00
06290 Other Income	.00	.00	.00	150.00	.00	150.00	.00
Subtotal Income	2,473.35	208.33	2,265.02	107,902.50	113,041.65	(5,139.15)	114,500.00
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	1,800.00	1,800.00	.00	9,000.00	9,000.00	.00	21,600.00
07020 Write off/Bad Debt	.00	83.33	83.33	.00	416.65	416.65	1,000.00
07090 Fees to Division-St of Florid	.00	6.25	6.25	.00	31.25	31.25	75.00
07115 Website Maintenance	.00	50.00	50.00	.00	250.00	250.00	600.00
07120 Application Fee Expenses	250.00	41.67	(208.33)	700.00	208.35	(491.65)	500.00
07140 Special Events - VP2	.00	16.67	16.67	.00	83.35	83.35	200.00
07150 Special Events - VP1	.00	8.33	8.33	.00	41.65	41.65	100.00
ADMINISTRATIVE EXPENSE	2,050.00	2,006.25	(43.75)	9,700.00	10,031.25	331.25	24,075.00
PROFESSIONAL FEES							
07305 Legal	.00	333.33	333.33	.00	1,666.65	1,666.65	4,000.00
07310 Accounting - CPA Firms	.00	20.83	20.83	.00	104.15	104.15	250.00
PROFESSIONAL FEES	.00	354.16	354.16	.00	1,770.80	1,770.80	4,250.00
INSURANCE							
07530 Insurance	.00	458.33	458.33	5,390.29	2,291.65	(3,098.64)	5,500.00
INSURANCE	.00	458.33	458.33	5,390.29	2,291.65	(3,098.64)	5,500.00
UTILITIES							
08010 Electricity VP2	661.42	625.00	(36.42)	3,624.27	3,125.00	(499.27)	7,500.00
08020 Electricity VP1	6.97	12.50	5.53	49.16	62.50	13.34	150.00
08030 Water and Sewer	177.13	208.33	31.20	1,150.72	1,041.65	(109.07)	2,500.00
UTILITIES	845.52	845.83	.31	4,824.15	4,229.15	(595.00)	10,150.00

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 05/01/17 to 05/31/17

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
GROUNDS MAINTENANCE							
08530 Plants/Trees Replacement VP2	.00	64.58	64.58	.00	322.90	322.90	775.00
08600 Grounds Lighting Repairs VP2	.00	20.83	20.83	.00	104.15	104.15	250.00
08650 Grounds & Maintenance VP2	940.00	1,458.33	518.33	4,811.24	7,291.65	2,480.41	17,500.00
08651 Grounds & Maintenance VP1	90.00	125.00	35.00	455.46	625.00	169.54	1,500.00
08750 Pool - Maint/Clean/Repair	2,828.42	1,458.33	(1,370.09)	8,412.03	7,291.65	(1,120.38)	17,500.00
08800 Pool Building Repairs	.00	100.00	100.00	534.75	500.00	(34.75)	1,200.00
08860 Lake Maintenance	291.00	291.67	.67	1,455.00	1,458.35	3.35	3,500.00
08870 Dock Expenses	46.35	41.67	(4.68)	278.10	208.35	(69.75)	500.00
08890 Security/Pool	.00	83.33	83.33	1,425.00	416.65	(1,008.35)	1,000.00
08895 Contingency	510.00	250.00	(260.00)	2,452.98	1,250.00	(1,202.98)	3,000.00
GROUNDS MAINTENANCE	4,705.77	3,893.74	(812.03)	19,824.56	19,468.70	(355.86)	46,725.00
MAILBOX EXPENSES							
09020 Mailbox Maintenance	565.93	833.33	267.40	4,747.47	4,166.65	(580.82)	10,000.00
MAILBOX EXPENSES	565.93	833.33	267.40	4,747.47	4,166.65	(580.82)	10,000.00
RESERVE FUNDING							
09540 Reserve Replacement Fund	.00	.00	.00	13,800.00	13,800.00	.00	13,800.00
09750 Reserve Interest	25.91	.00	(25.91)	125.24	.00	(125.24)	.00
RESERVE FUNDING	25.91	.00	(25.91)	13,925.24	13,800.00	(125.24)	13,800.00
TOTAL EXPENSES	8,193.13	8,391.64	198.51	58,411.71	55,758.20	(2,653.51)	114,500.00
CURRENT YEAR NET INCOME/(LOSS)	(5,719.78)	(8,183.31)	2,463.53	49,490.79	57,283.45	(7,792.66)	.00

Victoria Park II Property Owners Association, Inc.
Reserve Statement
As of 05/31/17

	BEGINNING OF YEAR	YTD NET INCREASE/(DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	140,344.00	11,473.43	151,817.43
Subtotal Reserves	140,344.00	11,473.43	151,817.43
TOTAL RESERVES	140,344.00	11,473.43	151,817.43

DATE: 6/16/17
TIME: 2:58 PM

Victoria Park II Property Owners Association, Inc.
AGED OWNER BALANCES: AS OF June 16, 2017
ACCOUNT NUMBER SEQUENCE

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* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
C9511		Robert & Marianna DeLillo	20.76	20.09	20.76	2337.36	2398.97	
N1509		Alfonso R. Zichella	12.20	11.81	12.20	1375.78	1411.99	
C9571		Shannon Smith	0.00	0.00	0.00	1065.00	1065.00	
Y680		Christopher&Caroline Hylerman	8.64	8.36	8.64	631.53	657.17	
N1610		Kenneth & Karen Andiorio	8.63	8.36	8.63	631.22	656.84	
C720		Brett Wells	7.64	7.40	7.64	564.54	587.22	
H840		James Eastman	7.64	7.40	7.64	564.54	587.22	
Y751		The Bank of New York Mellon	7.64	7.40	7.64	564.54	587.22	
C9547		Thomas & Ashley Potter	7.64	7.40	7.64	564.54	587.22	
H1040		Jay & Amy Koepke	7.64	7.40	7.64	564.54	587.22	
N1330		Thomas & Elizabeth Humann. III	7.64	7.40	7.64	564.54	587.22	
N1550		Margaret Whitman-Gorham	7.64	7.40	7.64	564.54	587.22	
N1619		Michael & Kim Casella	7.64	7.40	7.64	564.54	587.22	
S9825		Phillip Russo, Jr.	7.64	7.40	7.64	564.54	587.22	
S9837		Melissa Cresson Sullivan	7.64	7.40	7.64	564.54	587.22	
W10149		Peter Vivonetto	7.64	7.40	7.64	564.54	587.22	
W9950		William & Barbara Biddle	0.00	0.00	0.00	173.45	173.45	
L9511		Ian & Amy Thompson	0.00	0.00	7.64	64.54	72.18	
N1259		Pamela Sabin Attaway	0.00	0.00	7.64	64.54	72.18	
L9655		George & Gloria Howlett	0.00	0.00	0.00	57.64	57.64	
TOTAL:			134.27	130.02	149.55	12611.00	13024.84	