

Victoria Park II Property Owners Association, Inc.

BALANCE SHEET

As of 11/30/21

ASSETS

	OPERATING ASSETS:	
1010	Operating - Iberia 3316	\$ 106,138.76
	Total Operating Assets	\$ 106,138.76
	RESERVE ASSETS:	
2010	Cash Reserves - Iberia	\$ 172,193.65
	Total Reserve Assets	\$ 172,193.65
	TOTAL ASSETS	\$ 278,332.41

LIABILITIES & EQUITY

	CURRENT LIABILITIES:	
3120	Prepaid Owner Assessments	\$ 4,631.30
	Total Current Liabilities	\$ 4,631.30
	DEFERRED LIABILITY REPLACEMENT:	
5005	Replacement Fund	\$ 172,193.65
	Total Deferred Liab Replcmnt	\$ 172,193.65
	EQUITY:	
5510	Fund Balance	\$ 47,876.62
5520	Capital Contribution	37,750.00
	Current Year Surplus (Deficit)	15,880.84
	Total Equity	\$ 101,507.46
	TOTAL LIABILITIES & EQUITY	\$ 278,332.41

Victoria Park II Property Owners Association, Inc.
Income/Expense Statement
Period: 11/01/21 to 11/30/21

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06010 Maintenance Fees	200.00	.00	200.00	125,240.63	124,715.00	525.63	124,715.00
06020 Reserve Fees	.00	.00	.00	53,984.00	53,984.00	.00	53,984.00
06050 Reserve Interest	4.34	.00	4.34	264.87	.00	264.87	.00
06080 Late Fees/Finance Charges	.00	.00	.00	335.09	.00	335.09	.00
06090 Application Fees	.00	41.67	(41.67)	1,500.00	458.37	1,041.63	500.00
06210 Victoria Park I Income	.00	.00	.00	1,453.85	.00	1,453.85	.00
06290 Other Income	50.00	.00	50.00	134.08	.00	134.08	.00
Subtotal Income	254.34	41.67	212.67	182,912.52	179,157.37	3,755.15	179,199.00
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	2,000.00	2,000.00	.00	22,000.00	22,000.00	.00	24,000.00
07020 Write off/Bad Debt	.00	83.33	83.33	.00	916.63	916.63	1,000.00
07030 Office Expenses - Postage	.00	32.50	32.50	.00	357.50	357.50	390.00
07090 Fees to Division-St of Florid	.00	6.25	6.25	61.25	68.75	7.50	75.00
07115 Website Maintenance	.00	50.00	50.00	.00	550.00	550.00	600.00
07120 Application Fee Expenses	50.00	91.67	41.67	750.00	1,008.37	258.37	1,100.00
07140 Special Events - VP2	.00	16.67	16.67	.00	183.37	183.37	200.00
07150 Special Events - VP1	.00	8.33	8.33	.00	91.63	91.63	100.00
ADMINISTRATIVE EXPENSE	2,050.00	2,288.75	238.75	22,811.25	25,176.25	2,365.00	27,465.00
PROFESSIONAL FEES							
07305 Legal	245.00	291.67	46.67	483.92	3,208.37	2,724.45	3,500.00
07310 Accounting - CPA Firms	.00	29.17	29.17	300.00	320.87	20.87	350.00
PROFESSIONAL FEES	245.00	320.84	75.84	783.92	3,529.24	2,745.32	3,850.00
INSURANCE							
07530 Insurance	.00	666.67	666.67	5,681.26	7,333.37	1,652.11	8,000.00
INSURANCE	.00	666.67	666.67	5,681.26	7,333.37	1,652.11	8,000.00
UTILITIES							
08010 Electricity VP2	340.49	516.67	176.18	5,309.77	5,683.37	373.60	6,200.00
08020 Electricity VP1	3.35	8.33	4.98	58.23	91.63	33.40	100.00
08030 Water and Sewer	68.69	416.67	347.98	2,592.73	4,583.37	1,990.64	5,000.00
08040 Internet, Cell Services	.00	216.67	216.67	.00	2,383.37	2,383.37	2,600.00
UTILITIES	412.53	1,158.34	745.81	7,960.73	12,741.74	4,781.01	13,900.00

Victoria Park II Property Owners Association, Inc.
Income/Expense Statement
Period: 11/01/21 to 11/30/21

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
GROUNDS MAINTENANCE							
08530 Plants/Trees Replacement VP2	9,485.00	375.00	(9,110.00)	9,485.00	4,125.00	(5,360.00)	4,500.00
08600 Grounds Lighting Repairs VP2	.00	41.67	41.67	992.95	458.37	(534.58)	500.00
08650 Grounds & Maintenance VP2	1,215.00	1,583.33	368.33	16,920.71	17,416.63	495.92	19,000.00
08651 Grounds & Maintenance VP1	115.00	166.67	51.67	1,265.00	1,833.37	568.37	2,000.00
08750 Pool - Maint/Clean/Repair	1,435.41	1,833.33	397.92	14,905.31	20,166.63	5,261.32	22,000.00
08800 Pool Building Repairs	.00	125.00	125.00	889.18	1,375.00	485.82	1,500.00
08860 Lake Maintenance	320.00	416.67	96.67	3,520.00	4,583.37	1,063.37	5,000.00
08870 Dock Expenses	.00	83.33	83.33	426.42	916.63	490.21	1,000.00
08890 Security/Pool	139.99	333.33	193.34	1,539.89	3,666.63	2,126.74	4,000.00
08895 Contingency	4,450.00	500.00	(3,950.00)	7,285.19	5,500.00	(1,785.19)	6,000.00
GROUNDS MAINTENANCE	17,160.40	5,458.33	(11,702.07)	57,229.65	60,041.63	2,811.98	65,500.00
HURRICANE							
HURRICANE	.00	.00	.00	.00	.00	.00	.00
MAILBOX EXPENSES							
09020 Mailbox Maintenance	6,180.00	500.00	(5,680.00)	18,316.00	5,500.00	(12,816.00)	6,000.00
MAILBOX EXPENSES	6,180.00	500.00	(5,680.00)	18,316.00	5,500.00	(12,816.00)	6,000.00
RESERVE FUNDING							
09540 Reserve Replacement Fund	.00	.00	.00	53,984.00	53,984.00	.00	53,984.00
09750 Reserve Interest	4.34	41.67	37.33	264.87	458.37	193.50	500.00
RESERVE FUNDING	4.34	41.67	37.33	54,248.87	54,442.37	193.50	54,484.00
TOTAL EXPENSES	26,052.27	10,434.60	(15,617.67)	167,031.68	168,764.60	1,732.92	179,199.00
CURRENT YEAR NET INCOME/(LOSS)	(25,797.93)	(10,392.93)	(15,405.00)	15,880.84	10,392.77	5,488.07	.00

Victoria Park II Property Owners Association, Inc.
Reserve Statement
As of 11/30/21

	BEGINNING OF YEAR	YTD NET INCREASE/(DECREASE)	AVAILABLE BALANCE
RESERVES:			
Replacement Fund	180,627.78	(8,434.13)	172,193.65
Subtotal Reserves	<u>180,627.78</u>	<u>(8,434.13)</u>	<u>172,193.65</u>
TOTAL RESERVES	<u>180,627.78</u>	<u>(8,434.13)</u>	<u>172,193.65</u>