

Victoria Park II Property Owners Association, Inc.
 BALANCE SHEET
 As of 12/31/21

ASSETS

OPERATING ASSETS:			
1010	Operating - Iberia 3316	\$ 152,593.91	
1015	Iberia Operating Acct	(1,959.94)	
	Total Operating Assets	\$ 150,633.97	
RESERVE ASSETS:			
2010	Cash Reserves - Iberia	\$ 161,804.02	
	Total Reserve Assets	\$ 161,804.02	
	TOTAL ASSETS	\$ 312,437.99	

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3120	Prepaid Owner Assessments	\$ 58,246.81	
	Total Current Liabilities	\$ 58,246.81	
DEFERRED LIABILITY REPLACEMENT:			
5005	Replacement Fund	\$ 161,804.02	
	Total Deferred Liab Replcmnt	\$ 161,804.02	
EQUITY:			
5510	Fund Balance	\$ 47,876.62	
5520	Capital Contribution	39,250.00	
	Current Year Surplus (Deficit)	5,260.54	
	Total Equity	\$ 92,387.16	
	TOTAL LIABILITIES & EQUITY	\$ 312,437.99	

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 12/01/21 to 12/31/21

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06010 Maintenance Fees	905.37	.00	905.37	126,146.00	124,715.00	1,431.00	124,715.00
06020 Reserve Fees	.00	.00	.00	53,984.00	53,984.00	.00	53,984.00
06050 Reserve Interest	2.87	.00	2.87	267.74	.00	267.74	.00
06080 Late Fees/Finance Charges	76.16	.00	76.16	411.25	.00	411.25	.00
06090 Application Fees	.00	41.63	(41.63)	1,500.00	500.00	1,000.00	500.00
06210 Victoria Park I Income	.00	.00	.00	1,453.85	.00	1,453.85	.00
06290 Other Income	502.96	.00	502.96	637.04	.00	637.04	.00
Subtotal Income	1,487.36	41.63	1,445.73	184,399.88	179,199.00	5,200.88	179,199.00
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	2,000.00	2,000.00	.00	24,000.00	24,000.00	.00	24,000.00
07020 Write off/Bad Debt	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
07030 Office Expenses - Postage	.00	32.50	32.50	.00	390.00	390.00	390.00
07090 Fees to Division-St of Florid	.00	6.25	6.25	61.25	75.00	13.75	75.00
07115 Website Maintenance	.00	50.00	50.00	.00	600.00	600.00	600.00
07120 Application Fee Expenses	.00	91.63	91.63	750.00	1,100.00	350.00	1,100.00
07140 Special Events - VP2	.00	16.63	16.63	.00	200.00	200.00	200.00
07150 Special Events - VP1	.00	8.37	8.37	.00	100.00	100.00	100.00
ADMINISTRATIVE EXPENSE	2,000.00	2,288.75	288.75	24,811.25	27,465.00	2,653.75	27,465.00
PROFESSIONAL FEES							
07305 Legal	455.00	291.63	(163.37)	938.92	3,500.00	2,561.08	3,500.00
07310 Accounting - CPA Firms	.00	29.13	29.13	300.00	350.00	50.00	350.00
PROFESSIONAL FEES	455.00	320.76	(134.24)	1,238.92	3,850.00	2,611.08	3,850.00
INSURANCE							
07530 Insurance	.00	666.63	666.63	5,681.26	8,000.00	2,318.74	8,000.00
INSURANCE	.00	666.63	666.63	5,681.26	8,000.00	2,318.74	8,000.00
UTILITIES							
08010 Electricity VP2	533.98	516.63	(17.35)	5,843.75	6,200.00	356.25	6,200.00
08020 Electricity VP1	4.08	8.37	4.29	62.31	100.00	37.69	100.00
08030 Water and Sewer	146.24	416.63	270.39	2,738.97	5,000.00	2,261.03	5,000.00
08040 Internet, Cell Services	.00	216.63	216.63	.00	2,600.00	2,600.00	2,600.00
UTILITIES	684.30	1,158.26	473.96	8,645.03	13,900.00	5,254.97	13,900.00

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Income/Expense Statement
Period: 12/01/21 to 12/31/21

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
GROUNDS MAINTENANCE								
08530	Plants/Trees Replacement VP2	(433.33)	375.00	808.33	9,051.67	4,500.00	(4,551.67)	4,500.00
08531	Plants/Trees Replacement VP1	1,333.33	.00	(1,333.33)	1,333.33	.00	(1,333.33)	.00
08600	Grounds Lighting Repairs VP2	.00	41.63	41.63	992.95	500.00	(492.95)	500.00
08650	Grounds & Maintenance VP2	1,523.35	1,583.37	60.02	18,444.06	19,000.00	555.94	19,000.00
08651	Grounds & Maintenance VP1	115.00	166.63	51.63	1,380.00	2,000.00	620.00	2,000.00
08750	Pool - Maint/Clean/Repair	1,137.21	1,833.37	696.16	16,042.52	22,000.00	5,957.48	22,000.00
08800	Pool Building Repairs	.00	125.00	125.00	889.18	1,500.00	610.82	1,500.00
08860	Lake Maintenance	320.00	416.63	96.63	3,840.00	5,000.00	1,160.00	5,000.00
08870	Dock Expenses	.00	83.37	83.37	426.42	1,000.00	573.58	1,000.00
08890	Security/Pool	189.99	333.37	143.38	1,729.88	4,000.00	2,270.12	4,000.00
08895	Contingency	1,059.94	500.00	(559.94)	8,345.13	6,000.00	(2,345.13)	6,000.00
	GROUNDS MAINTENANCE	5,245.49	5,458.37	212.88	62,475.14	65,500.00	3,024.86	65,500.00
HURRICANE								
	HURRICANE	.00	.00	.00	.00	.00	.00	.00
MAILBOX EXPENSES								
09020	Mailbox Maintenance	3,720.00	500.00	(3,220.00)	22,036.00	6,000.00	(16,036.00)	6,000.00
	MAILBOX EXPENSES	3,720.00	500.00	(3,220.00)	22,036.00	6,000.00	(16,036.00)	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	2.87	41.63	38.76	267.74	500.00	232.26	500.00
	RESERVE FUNDING	2.87	41.63	38.76	54,251.74	54,484.00	232.26	54,484.00
	TOTAL EXPENSES	12,107.66	10,434.40	(1,673.26)	179,139.34	179,199.00	59.66	179,199.00
	CURRENT YEAR NET INCOME/(LOSS)	(10,620.30)	(10,392.77)	(227.53)	5,260.54	.00	5,260.54	.00

Victoria Park II Property Owners Association, Inc.
Reserve Statement
As of 12/31/21

	BEGINNING OF YEAR	YTD NET INCREASE/(DECREASE)	AVAILABLE BALANCE
RESERVES:			
Replacement Fund	180,627.78	(18,823.76)	161,804.02
Subtotal Reserves	180,627.78	(18,823.76)	161,804.02
TOTAL RESERVES	180,627.78	(18,823.76)	161,804.02