

Victoria Park II Property Owners Association, Inc.
 BALANCE SHEET
 As of 07/31/20

ASSETS

OPERATING ASSETS:			
1010	Operating - Iberia Bank	\$	102,528.45
			102,528.45
	Total Operating Assets	\$	102,528.45
RESERVE ASSETS:			
2010	Cash Reserves - Iberia	\$	198,838.16
			198,838.16
	Total Reserve Assets	\$	198,838.16
	TOTAL ASSETS	\$	301,366.61
			301,366.61

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3120	Prepaid Owner Assessments	\$	1,344.95
			1,344.95
	Total Current Liabilities	\$	1,344.95
RESERVES:			
5005	Reserves - Replacement Fund	\$	198,838.16
			198,838.16
	Total Reserves	\$	198,838.16
EQUITY:			
5510	Fund Balance	\$	42,196.66
5520	Capital Contribution		26,500.00
	Current Year Surplus (Deficit)		32,486.84
			101,183.50
	Total Equity	\$	101,183.50
	TOTAL LIABILITIES & EQUITY	\$	301,366.61
			301,366.61

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 07/01/20 to 07/31/20

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06010 Maintenance Fees	955.00	.00	955.00	112,304.36	113,878.25	(1,573.89)	113,878.25
06020 Reserve Fees	.00	.00	.00	38,440.64	38,440.64	.00	38,440.64
06050 Reserve Interest	58.93	.00	58.93	758.81	.00	758.81	.00
06080 Late Fees/Finance Charges	433.44	.00	433.44	1,014.57	.00	1,014.57	.00
06090 Application Fees	.00	41.67	(41.67)	900.00	291.69	608.31	500.00
06290 Other Income	.00	.00	.00	275.00	.00	275.00	.00
Subtotal Income	1,447.37	41.67	1,405.70	153,693.38	152,610.58	1,082.80	152,818.89
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	1,850.00	1,850.00	.00	12,950.00	12,950.00	.00	22,200.00
07020 Write off/Bad Debt	.00	83.33	83.33	.00	583.31	583.31	1,000.00
07030 Office Expenses - Postage	.00	25.00	25.00	.00	175.00	175.00	300.00
07090 Fees to Division-St of Florid	.00	5.10	5.10	61.25	35.70	(25.55)	61.25
07115 Website Maintenance	.00	50.00	50.00	.00	350.00	350.00	600.00
07120 Application Fee Expenses	.00	91.67	91.67	600.00	641.69	41.69	1,100.00
07140 Special Events - VP2	.00	16.67	16.67	.00	116.69	116.69	200.00
07150 Special Events - VP1	.00	8.33	8.33	.00	58.31	58.31	100.00
ADMINISTRATIVE EXPENSE	1,850.00	2,130.10	280.10	13,611.25	14,910.70	1,299.45	25,561.25
PROFESSIONAL FEES							
07305 Legal	(480.00)	208.33	688.33	2,891.05	1,458.31	(1,432.74)	2,500.00
07310 Accounting - CPA Firms	.00	20.83	20.83	300.00	145.81	(154.19)	250.00
PROFESSIONAL FEES	(480.00)	229.16	709.16	3,191.05	1,604.12	(1,586.93)	2,750.00
INSURANCE							
07530 Insurance	.00	583.33	583.33	5,528.23	4,083.31	(1,444.92)	7,000.00
INSURANCE	.00	583.33	583.33	5,528.23	4,083.31	(1,444.92)	7,000.00
UTILITIES							
08010 Electricity VP2	379.83	500.00	120.17	3,424.61	3,500.00	75.39	6,000.00
08020 Electricity VP1	5.46	8.33	2.87	42.83	58.31	15.48	100.00
08030 Water and Sewer	.00	291.67	291.67	5,931.85	2,041.69	(3,890.16)	3,500.00
UTILITIES	385.29	800.00	414.71	9,399.29	5,600.00	(3,799.29)	9,600.00

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 07/01/20 to 07/31/20

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
GROUNDS MAINTENANCE							
08530 Plants/Trees Replacement VP2	.00	375.00	375.00	.00	2,625.00	2,625.00	4,500.00
08600 Grounds Lighting Repairs VP2	.00	41.67	41.67	238.75	291.69	52.94	500.00
08650 Grounds & Maintenance VP2	3,035.80	1,333.33	(1,702.47)	15,711.19	9,333.31	(6,377.88)	16,000.00
08651 Grounds & Maintenance VP1	115.00	104.17	(10.83)	805.00	729.19	(75.81)	1,250.00
08750 Pool - Maint/Clean/Repair	1,539.85	1,833.33	293.48	12,018.27	12,833.31	815.04	22,000.00
08800 Pool Building Repairs	.00	125.00	125.00	800.00	875.00	75.00	1,500.00
08860 Lake Maintenance	291.00	350.00	59.00	10,412.00	2,450.00	(7,962.00)	4,200.00
08870 Dock Expenses	47.38	62.50	15.12	331.66	437.50	105.84	750.00
08890 Security/Pool	139.99	83.33	(56.66)	839.94	583.31	(256.63)	1,000.00
08895 Contingency	.00	605.58	605.58	2,935.62	4,239.06	1,303.44	7,267.00
GROUNDS MAINTENANCE	5,169.02	4,913.91	(255.11)	44,092.43	34,397.37	(9,695.06)	58,967.00
HURRICANE							
HURRICANE	.00	.00	.00	.00	.00	.00	.00
MAILBOX EXPENSES							
09020 Mailbox Maintenance	.00	833.33	833.33	6,184.84	5,833.31	(351.53)	10,000.00
MAILBOX EXPENSES	.00	833.33	833.33	6,184.84	5,833.31	(351.53)	10,000.00
RESERVE FUNDING							
09540 Reserve Replacement Fund	.00	.00	.00	38,440.64	38,440.64	.00	38,440.64
09750 Reserve Interest	58.93	.00	(58.93)	758.81	.00	(758.81)	.00
RESERVE FUNDING	58.93	.00	(58.93)	39,199.45	38,440.64	(758.81)	38,440.64
TOTAL EXPENSES	6,983.24	9,489.83	2,506.59	121,206.54	104,869.45	(16,337.09)	152,318.89
CURRENT YEAR NET INCOME/(LOSS)	(5,535.87)	(9,448.16)	3,912.29	32,486.84	47,741.13	(15,254.29)	500.00

Victoria Park II Property Owners Association, Inc.
Reserve Statement
As of 07/31/20

	BEGINNING OF YEAR	YTD NET INCREASE/ (DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	168,498.71	30,339.45	198,838.16
Subtotal Reserves	<u>168,498.71</u>	<u>30,339.45</u>	<u>198,838.16</u>
TOTAL RESERVES	<u>168,498.71</u>	<u>30,339.45</u>	<u>198,838.16</u>

CASH DISBURSEMENTS

Starting Check Date: 7/01/20 Cash Account #: 1010

Ending Check Date: 7/31/20

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3355	19331	7/31/20	8750	7/31/20	515.00	Repair Pavers Pool Deck
7/31/20	2699	BIGCYP	BIG CYPRESS LANDSCAPE MTCE CO			2,850.80		JULY - GROUNDS MAINT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3356	26508	7/31/20	8651	7/31/20	115.00	JULY - GROUNDS MAINT
		3356	26508	7/31/20	8650	7/31/20	1,215.00	
		3356	26508	7/31/20	8650	7/31/20	1,520.80	

Totals:							2,850.80	

Totals: 7,404.31

-- End of report --

DATE: 8/05/20
TIME: 2:21 PM

Victoria Park II Property Owners Association, Inc.
AGED OWNER BALANCES: AS OF July 31, 2020
ACCOUNT NUMBER SEQUENCE

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* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
C9500		Jill Aleshire	10.40	20.12	245.40	763.87	1039.79	Attorney Action
C9511		Robert & Marianna DeLillo	47.20	91.36	122.75	6836.59	7097.90	Foreclosure
C9535		Alexander J. Kehoe	11.05	0.00	0.00	0.00	11.05	
C9571		Maureen Johnson	1.99	3.84	1.99	136.48	144.30	
N1259		Pamela Westwood	0.00	0.00	10.40	41.41	51.81	Attorney Action
N1619		Michael & Kim Casella	6.96	21.60	111.45	2426.08	2566.09	Attorney Action
W10110		Raymond & Jessica Stewart	705.00	0.00	0.00	0.00	705.00	
W10310		William Roach	0.00	0.00	239.27	0.00	239.27	Attorney Action
TOTAL:			782.60	136.92	731.26	10204.43	11855.21	

DATE: 8/05/20

TIME: 2:21 PM

Victoria Park II Property Owners Association, Inc.

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AGED OWNER BALANCES: AS OF July 31, 2020

R E P O R T S U M M A R Y

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		Maintenance Fee	3110	680.00	0.00	0.00	4352.64	5032.64
01		Late Fees	6080	0.00	0.00	0.00	450.00	450.00
02		NSF charges	6290	25.00	0.00	0.00	0.00	25.00
03		Admin. Fees	6290	0.00	0.00	0.00	175.00	175.00
04		Interest	6080	57.60	136.92	100.71	1706.74	2001.97
05		Attorney Fees	7305	10.00-	0.00	630.55	3520.05	4140.60
07		Misc. Charges	6290	30.00	0.00	0.00	0.00	30.00
GRAND TOTAL:				782.60	136.92	731.26	10204.43	11855.21

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
03110	Deferred Owner Assessments	5032.64
06080	Late Fees/Finance Charges	2451.97
07305	Legal	4140.60
06290	Other Income	230.00
T O T A L		\$11855.21

-- End of report --

R E C O N C I L I A T I O N

Bank account #: 01 Operating - Iberia
 1010 Operating - Iberia Bank G/L Acct Bal: 102,528.45
 Statement date: 07/31/20 Bank Balance: 104,704.48

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits

OUTSTANDING ITEMS:					
2694	07/09/20	DELTA PROPERTY MAINTENANC		660.23	
2698	07/31/20	AVANT-YARDE, INC.		515.00	
2699	07/31/20	BIG CYPRESS LANDSCAPE MTC		2,850.80	
				-----	-----
Total Outstanding				4,026.03	.00

Bank Reconciliation Summary
 =====

Checkbook Balance	102,528.45	Reconciling Balance	106,554.48
Uncleared Checks, Credits	4,026.03+	Bank Stmt. Balance	104,704.48
Uncleared Deposits, Debits	0.00	Difference	1,850.00

-- End of report --

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VICTORIA PARK II ASSOC INC
OPERATING ACCOUNT
2335 TAMIAMI TRL N STE 402
NAPLES FL 34103-4458



24-hr Phone Banking

1-800-968-0801

Customer Service

1-800-682-3231



24-hr Online Banking

iberiabank.com



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ASSOCIATION CK NO INTEREST

ACCOUNT NUMBER ***3316**

Previous Balance	108,745.99	Statement Dates	7/01/20 thru 8/02/20
5 Deposits/Credits	4,349.27	Days this Statement Period	33
14 Checks/Debits	8,390.78	Average Ledger Balance	105,719.14
Service Charge	.00	Average Collected Balance	105,587.34
Interest Paid	.00		
Current Balance	104,704.48		

DEPOSITS AND CREDITS

Date	Description	Amount
7/01	Remote DDA Deposit	1,039.78
7/14	Remote DDA Deposit	1,040.44
7/16	Remote DDA Deposit	275.00
7/16	Remote DDA Deposit	750.00
7/30	Remote DDA Deposit	1,244.05

WITHDRAWALS AND DEBITS

Date	Description	Amount
7/01	Transfer to DDA Acct No. 8300064931	1,850.00-
7/02	Chargeback	680.00-
7/03	ELEC PYMT FPL DIRECT DEBIT PPD	16.37-
7/03	ELEC PYMT FPL DIRECT DEBIT PPD	16.64-
7/03	ELEC PYMT FPL DIRECT DEBIT PPD	352.28-
7/13	211084632 COMCAST 8535100 PPD	139.99-
7/31	Transfer to DDA Acct No. 8300064931	1,850.00-

ASSOCIATION CK NO INTEREST (continued)

Account Number *****3316

CHECKS IN NUMERICAL ORDER

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
7/09	269	1,330.00	7/20	2693*	120.00	7/20	2697	300.00
7/06	2690*	127.50	7/15	2695*	412.00			
7/09	2691	905.00	7/27	2696	291.00			

(*) Check Numbers Missing



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DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
7/01	107,935.77	7/13	104,367.99	7/27	105,310.43
7/02	107,255.77	7/14	105,408.43	7/30	106,554.48
7/03	106,870.48	7/15	104,996.43	7/31	104,704.48
7/06	106,742.98	7/16	106,021.43		
7/09	104,507.98	7/20	105,601.43		

IBERIABANK

Account Number *****3316

IBERIABANK
VIRTUAL CREDIT

MERCHANT: Cambridge Management of SWFL
ACCOUNT: Victoria Park OPR 3316
LOCATION: 2335 TAMAMI TRL N STE 402
NAPLES, FL

DATE/TIME: 2020/07/01 07:04:50
CONTACT: Andrew Sanchez
239-249-7000

DEPOSIT: \$1,039.78

#0 7/1/20 \$1039.78

Victoria Park II POA
c/o Cambridge Management
2335 Tamiami Tr N, Ste 402
Naples FL 34103

CHECK NO. 002692 CHECK DATE 07/19/20 VENDOR NO. BICCPY

CHECK AMOUNT \$1,330.00

ONE THOUSAND THREE HUNDRED THIRTY AND 00/100 DOLLARS

PAY TO THE ORDER OF: BIG CYPRESS LANDSCAPE MTCB CO
PO BOX 99558
NAPLES, FL 34118

#269 7/19/20 \$1330.00

IBERIABANK
VIRTUAL CREDIT

MERCHANT: Cambridge Management of SWFL
ACCOUNT: Victoria Park OPR 3316
LOCATION: 2335 TAMAMI TRL N STE 402
NAPLES, FL

DATE/TIME: 2020/07/16 12:38:26
CONTACT: Andrew Sanchez
239-249-7000

DEPOSIT: \$275.00

#0 7/16/20 \$275.00

Victoria Park II POA
c/o Cambridge Management
2335 Tamiami Tr N, Ste 402
Naples FL 34103

CHECK NO. 002690 CHECK DATE 06/25/20 VENDOR NO. PUREEL

CHECK AMOUNT \$127.50

ONE HUNDRED TWENTY-SEVEN AND 50/100 DOLLARS

PAY TO THE ORDER OF: PURE ELECTRIC LLC
15275 Collier Blvd
Suite 201 Box 261
Naples, FL 34119

#2690 7/16/20 \$127.50

IBERIABANK
VIRTUAL CREDIT

MERCHANT: Cambridge Management of SWFL
ACCOUNT: Victoria Park OPR 3316
LOCATION: 2335 TAMAMI TRL N STE 402
NAPLES, FL

DATE/TIME: 2020/07/16 07:50:41
CONTACT: Andrew Sanchez
239-249-7000

DEPOSIT: \$750.00

#0 7/16/20 \$750.00

Victoria Park II POA
c/o Cambridge Management
2335 Tamiami Tr N, Ste 402
Naples FL 34103

CHECK NO. 002691 CHECK DATE 06/25/20 VENDOR NO. WATERM

CHECK AMOUNT \$905.00

FIVE HUNDRED FIVE AND 00/100 DOLLARS

PAY TO THE ORDER OF: WATERMARK REDEVELOPMENT LLC
1354 TROIA DRIVE
ESTERO FL 33928

#2691 7/19/20 \$905.00

IBERIABANK
VIRTUAL CREDIT

MERCHANT: Cambridge Management of SWFL
ACCOUNT: Victoria Park OPR 3316
LOCATION: 2335 TAMAMI TRL N STE 402
NAPLES, FL

DATE/TIME: 2020/07/14 11:11:09
CONTACT: Andrew Sanchez
239-249-7000

DEPOSIT: \$1,040.44

#0 7/14/20 \$1040.44

Victoria Park II POA
c/o Cambridge Management
2335 Tamiami Tr N, Ste 402
Naples FL 34103

CHECK NO. 002693 CHECK DATE 06/20/20 VENDOR NO. ARMSTR

CHECK AMOUNT \$120.00

ONE HUNDRED TWENTY AND 00/100 DOLLARS

PAY TO THE ORDER OF: ARMSTRONG REST CONTROL INC
POST OFFICE BOX 1410
FORT MYERS FL 33902

#2693 7/20/20 \$120.00

IBERIABANK
VIRTUAL CREDIT

MERCHANT: Cambridge Management of SWFL
ACCOUNT: Victoria Park OPR 3316
LOCATION: 2335 TAMAMI TRL N STE 402
NAPLES, FL

DATE/TIME: 2020/07/30 08:11:42
CONTACT: Andrew Sanchez
239-249-7000

DEPOSIT: \$1,244.05

#0 7/30/20 \$1244.05

Victoria Park II POA
c/o Cambridge Management
2335 Tamiami Tr N, Ste 402
Naples FL 34103

CHECK NO. 002695 CHECK DATE 07/15/20 VENDOR NO. ERPOOL

CHECK AMOUNT \$412.00

FOUR HUNDRED TWELVE AND 00/100 DOLLARS

PAY TO THE ORDER OF: ER POOLS INC.
P. O. Box 690840
Naples, FL 34116

#2695 7/15/20 \$412.00

IBERIABANK

Account Number *****3316

Victoria Park II POA
c/o Cambridge Management
2335 Tamiami Tr. N. Ste 402
Naples FL 34103

IBERIABANK
Overdraft

CHECK NO.	CHECK DATE	VENDOR NO.
002696	07/16/20	COLENV

CHECK AMOUNT
*****291.00

TWO HUNDRED NINETY-ONE AND 00/100 DOLLARS*****

PAY TO THE ORDER OF: COLLIER ENVIRONMENTAL SERVICES
2600 Golden Gate Pkwy
Naples, FL 34108

[Signature]

002696 1265270413420000473316*

#2696

7/27/20

\$291.00



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Victoria Park II POA
c/o Cambridge Management
2335 Tamiami Tr. N. Ste 402
Naples FL 34103

IBERIABANK
Overdraft

CHECK NO.	CHECK DATE	VENDOR NO.
002697	07/16/20	JOHHP

CHECK AMOUNT
*****300.00

THREE HUNDRED AND 00/100 DOLLARS*****

PAY TO THE ORDER OF: JOHNSON HONEY FARMS INC
18318 Royal Henneock Blvd.
Naples, FL 34114

[Signature]

002697 1265270413420000473316*

#2697

7/20/20

\$300.00

R E C O N C I L I A T I O N

Bank account #: 02 Reserve - Iberia
2010 Cash Reserves - Iberia G/L Acct Bal: 198,838.16
Statement date: 07/31/20 Bank Balance: 198,838.16

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

Total Outstanding	.00	.00
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Bank Reconciliation Summary
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Checkbook Balance	198,838.16	Reconciling Balance	198,838.16
Uncleared Checks, Credits	0.00+	Bank Stmt. Balance	198,838.16
Uncleared Deposits, Debits	0.00	Difference	0.00

-- End of report --

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VICTORIA PARK II ASSOC INC
RESERVE ACCOUNT
C/O CAMBRIDGE MANAGEMENT
2335 TAMiami TRL N STE 402
NAPLES FL 34103-4458



000011



24-hr Phone Banking

1-800-968-0801

Customer Service

1-800-682-3231



24-hr Online Banking

iberiabank.com

ASSOCIATION PRIORITY INVEST

ACCOUNT NUMBER *****3324

Previous Balance	198,779.23	Statement Dates	7/01/20 thru 8/02/20
Deposits/Credits	.00	Days this Statement Period	33
Checks/Debits	.00	Average Ledger Balance	198,779.23
Service Charge	.00	Average Collected Balance	198,779.23
Interest Paid	58.93	Interest Earned	62.73
Current Balance	198,838.16	Annual Percentage Yield Earned	0.35%
		2020 Interest Paid	758.81

DEPOSITS AND CREDITS

Date	Description	Amount
7/31	Interest Deposit	58.93

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
7/01	198,779.23	7/31	198,838.16