

Victoria Park II Property Owners Association, Inc.

BALANCE SHEET

As of 09/30/20

ASSETS

	OPERATING ASSETS:	
1010	Operating - Iberia Bank	\$ 98,538.48
	Total Operating Assets	<u>\$ 98,538.48</u>
	RESERVE ASSETS:	
2010	Cash Reserves - Iberia	\$ 177,513.49
	Total Reserve Assets	<u>\$ 177,513.49</u>
	TOTAL ASSETS	<u>\$ 276,051.97</u> =====

LIABILITIES & EQUITY

	CURRENT LIABILITIES:	
3120	Prepaid Owner Assessments	\$ 1,333.90
	Total Current Liabilities	<u>\$ 1,333.90</u>
	RESERVES:	
5005	Reserves - Replacement Fund	\$ 177,513.49
	Total Reserves	<u>\$ 177,513.49</u>
	EQUITY:	
5510	Fund Balance	\$ 42,196.66
5520	Capital Contribution	27,250.00
	Current Year Surplus (Deficit)	27,757.92
	Total Equity	<u>\$ 97,204.58</u>
	TOTAL LIABILITIES & EQUITY	<u>\$ 276,051.97</u> =====

**Victoria Park II Property Owners Association, Inc.**

Income/Expense Statement

Period: 09/01/20 to 09/30/20

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
06010 Maintenance Fees	180.00	.00	180.00	113,439.36	113,878.25	(438.89)	113,878.25
06020 Reserve Fees	.00	.00	.00	38,440.64	38,440.64	.00	38,440.64
06050 Reserve Interest	55.12	.00	55.12	872.87	.00	872.87	.00
06080 Late Fees/Finance Charges	95.00	.00	95.00	1,100.62	.00	1,100.62	.00
06090 Application Fees	300.00	41.67	258.33	1,300.00	375.03	924.97	500.00
06290 Other Income	50.00	.00	50.00	480.00	.00	480.00	.00
Subtotal Income	680.12	41.67	638.45	155,633.49	152,693.92	2,939.57	152,818.89
<b>EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSE</b>							
07010 Management Fee	1,850.00	1,850.00	.00	16,650.00	16,650.00	.00	22,200.00
07020 Write off/Bad Debt	.00	83.33	83.33	.00	749.97	749.97	1,000.00
07030 Office Expenses - Postage	.00	25.00	25.00	.00	225.00	225.00	300.00
07090 Fees to Division-St of Florid	.00	5.10	5.10	61.25	45.90	(15.35)	61.25
07115 Website Maintenance	.00	50.00	50.00	.00	450.00	450.00	600.00
07120 Application Fee Expenses	100.00	91.67	(8.33)	800.00	825.03	25.03	1,100.00
07140 Special Events - VP2	.00	16.67	16.67	.00	150.03	150.03	200.00
07150 Special Events - VP1	.00	8.33	8.33	.00	74.97	74.97	100.00
ADMINISTRATIVE EXPENSE	1,950.00	2,130.10	180.10	17,511.25	19,170.90	1,659.65	25,561.25
<b>PROFESSIONAL FEES</b>							
07305 Legal	445.00	208.33	(236.67)	3,791.05	1,874.97	(1,916.08)	2,500.00
07310 Accounting - CPA Firms	.00	20.83	20.83	300.00	187.47	(112.53)	250.00
PROFESSIONAL FEES	445.00	229.16	(215.84)	4,091.05	2,062.44	(2,028.61)	2,750.00
<b>INSURANCE</b>							
07530 Insurance	.00	583.33	583.33	5,528.23	5,249.97	(278.26)	7,000.00
INSURANCE	.00	583.33	583.33	5,528.23	5,249.97	(278.26)	7,000.00
<b>UTILITIES</b>							
08010 Electricity VP2	298.32	500.00	201.68	4,013.06	4,500.00	486.94	6,000.00
08020 Electricity VP1	5.49	8.33	2.84	53.89	74.97	21.08	100.00
08030 Water and Sewer	.00	291.67	291.67	5,931.85	2,625.03	(3,306.82)	3,500.00
UTILITIES	303.81	800.00	496.19	9,998.80	7,200.00	(2,798.80)	9,600.00

**Victoria Park II Property Owners Association, Inc.**  
Income/Expense Statement  
Period: 09/01/20 to 09/30/20

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>GROUNDS MAINTENANCE</b>								
08530	Plants/Trees Replacement VP2	.00	375.00	375.00	.00	3,375.00	3,375.00	4,500.00
08600	Grounds Lighting Repairs VP2	.00	41.67	41.67	238.75	375.03	136.28	500.00
08650	Grounds & Maintenance VP2	1,584.30	1,333.33	(250.97)	19,606.74	11,999.97	(7,606.77)	16,000.00
08651	Grounds & Maintenance VP1	115.00	104.17	(10.83)	1,035.00	937.53	(97.47)	1,250.00
08750	Pool - Maint/Clean/Repair	1,050.60	1,833.33	782.73	14,207.07	16,499.97	2,292.90	22,000.00
08800	Pool Building Repairs	.00	125.00	125.00	800.00	1,125.00	325.00	1,500.00
08860	Lake Maintenance	(8,084.00)	350.00	8,434.00	2,619.00	3,150.00	531.00	4,200.00
08870	Dock Expenses	47.38	62.50	15.12	426.42	562.50	136.08	750.00
08890	Security/Pool	139.99	83.33	(56.66)	1,119.92	749.97	(369.95)	1,000.00
08895	Contingency	.00	605.58	605.58	2,935.62	5,450.22	2,514.60	7,267.00
	<b>GROUNDS MAINTENANCE</b>	<b>(5,146.73)</b>	<b>4,913.91</b>	<b>10,060.64</b>	<b>42,988.52</b>	<b>44,225.19</b>	<b>1,236.67</b>	<b>58,967.00</b>
<b>HURRICANE</b>								
	<b>HURRICANE</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>MAILBOX EXPENSES</b>								
09020	Mailbox Maintenance	.00	833.33	833.33	8,444.21	7,499.97	(944.24)	10,000.00
	<b>MAILBOX EXPENSES</b>	<b>.00</b>	<b>833.33</b>	<b>833.33</b>	<b>8,444.21</b>	<b>7,499.97</b>	<b>(944.24)</b>	<b>10,000.00</b>
<b>RESERVE FUNDING</b>								
09540	Reserve Replacement Fund	.00	.00	.00	38,440.64	38,440.64	.00	38,440.64
09750	Reserve Interest	55.12	.00	(55.12)	872.87	.00	(872.87)	.00
	<b>RESERVE FUNDING</b>	<b>55.12</b>	<b>.00</b>	<b>(55.12)</b>	<b>39,313.51</b>	<b>38,440.64</b>	<b>(872.87)</b>	<b>38,440.64</b>
	<b>TOTAL EXPENSES</b>	<b>(2,392.80)</b>	<b>9,489.83</b>	<b>11,882.63</b>	<b>127,875.57</b>	<b>123,849.11</b>	<b>(4,026.46)</b>	<b>152,318.89</b>
	<b>CURRENT YEAR NET INCOME/(LOSS)</b>	<b>3,072.92</b>	<b>(9,448.16)</b>	<b>12,521.08</b>	<b>27,757.92</b>	<b>28,844.81</b>	<b>(1,086.89)</b>	<b>500.00</b>

Victoria Park II Property Owners Association, Inc.

Reserve Statement

As of 09/30/20

	BEGINNING OF YEAR	YTD NET INCREASE/ (DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	168,498.71	9,014.78	177,513.49
DO NOT USE-Reserves - Dock	0.00	0.00	0.00
DNU-Reserves - Park Area	0.00	0.00	0.00
Subtotal Reserves	<u>168,498.71</u>	<u>9,014.78</u>	<u>177,513.49</u>
TOTAL RESERVES	<u>168,498.71</u>	<u>9,014.78</u>	<u>177,513.49</u>

## CASH DISBURSEMENTS

Starting Check Date: 9/01/20 Cash Account #: 1010

Ending Check Date: 9/30/20

Check Date	Check #	Vend #	Name	Check Amount	Reference			
9/01/20	9999	(M)CMBRI	CAMBRIDGE MANAGEMENT, INC	1,850.00	SEPTEMBER MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3379	22708	9/01/20	7010	9/01/20	1,850.00	SEPTEMBER MANAGEMENT FEE
9/01/20	9999	(M)DELEPM	DELTA PROPERTY MAINTENANCE	685.98	SEPTEMBER - CLEANING SERV			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3381	38633	9/01/20	8750	9/01/20	412.00	SEPTEMBER - CLEANING SERV
		3381	38633	9/01/20	8870	9/01/20	47.38	
		3381	38633	9/01/20	8750	9/01/20	226.60	
							Totals:	685.98
9/01/20	9999	(M)ERPOOL	ER POOLS INC.	412.00	SEPTEMBER - POOL SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3382	59854	9/01/20	8750	9/01/20	412.00	SEPTEMBER - POOL SERVICE
9/02/20	9999	(M)FPL	FLORIDA POWER & LIGHT	303.81				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3376	54837-33191	9/02/20	8010	9/02/20	270.44	919 NOTTINGHAM DR REC
		3377	34037-33177	9/02/20	8010	9/02/20	16.90	1130 NOTTINGHAM BOAT RAMP
		3389	04417-34167	9/02/20	8020	9/02/20	5.49	120 NOTTINGHAM DR ENTR
		3389	04417-34167	9/02/20	8010	9/02/20	10.98	
							Totals:	303.81
9/09/20	9999	(M)COM	COMCAST CABLE	139.99	ACH SEPTEMBER - 901 NOTTI			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3383	853510021108463	9/01/20	8890	9/01/20	139.99	ACH SEPTEMBER - 901 NOTTI
9/17/20	2714	SAMOUC	SAMOUC & GAL, PA	445.00	Lien - Martelland & Roach			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3387	35131	9/01/20	7305	9/01/20	445.00	Lien - Martelland & Roach
9/24/20	2715	CMBRI	CAMBRIDGE MANAGEMENT, INC	100.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3396	22985	9/11/20	7120	9/11/20	50.00	SALE - 1080 HIDDEN HARBOR
		3397	22985	9/21/20	7120	9/21/20	50.00	SALE - 9548 CHELFORD CT
							Totals:	100.00

## CASH DISBURSEMENTS

Starting Check Date: 9/01/20 Cash Account #: 1010

Ending Check Date: 9/30/20

Check Date	Check #	Vend #	Name	Check Amount	Reference			
9/24/20	2716	COLENV	COLLIER ENVIRONMENTAL SERVICES	291.00	SEPTEMBER - LAKE MAINTENA			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3395	INV007123INV007	9/04/20	8860	9/04/20	291.00	SEPTEMBER - LAKE MAINTENA
9/24/20	2717	WATERM	WATERMARK REDEVELOPMENT LLC	140.00	Supply/install swings			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3394	20-00876	9/20/20	8650	9/20/20	140.00	Supply/install swings
9/30/20	2719	BIGCYP	BIG CYPRESS LANDSCAPE MTCE CO	1,356.00	SEPTEMBER - GROUNDS MAINT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3400	26668	9/30/20	8650	9/30/20	1,241.00	SEPTEMBER - GROUNDS MAINT
		3400	26668	9/30/20	8651	9/30/20	115.00	
				Totals:			1,356.00	
9/30/20	2720	HAWKEY	HAWKEYE SIGN CO	203.30	7/1/2020			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3401	2005008	9/01/20	8650	9/01/20	203.30	7/1/2020
				Totals:			5,927.08	

-- End of report --

DATE: 10/05/20

TIME: 2:56 PM

Victoria Park II Property Owners Association, Inc.

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AGED OWNER BALANCES: AS OF Sept. 30, 2020

ACCOUNT NUMBER SEQUENCE

\* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
C9500		Jill Aleshire	10.40	1.86-	455.40	1029.39	1493.33	Attorney Action
C9511		Robert & Marianna DeLillo	47.20	2.08	47.20	7050.70	7147.18	Foreclosure
C9571		Maureen Johnson	1.99	1.92-	1.99	142.31	144.37	
N1259		Pamela Westwood	0.00	0.00	0.00	51.81	51.81	Attorney Action
N1619		Michael & Kim Casella	0.00	5.34	6.96	2009.13	2021.43	Attorney Action
W10310		William Roach	0.00	2.00	0.00	239.27	241.27	Attorney Action
TOTAL:			59.59	5.64	511.55	10522.61	11099.39	

DATE: 10/05/20

TIME: 2:56 PM

Victoria Park II Property Owners Association, Inc.

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AGED OWNER BALANCES: AS OF Sept. 30, 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	0.00	0.00	0.00	3897.64	3897.64
01		Late Fees	6080	0.00	0.00	0.00	355.00	355.00
03		Admin. Fees	6290	0.00	0.00	0.00	175.00	175.00
04		Interest	6080	59.59	5.64	66.55	1944.37	2076.15
05		Attorney Fees	7305	0.00	0.00	445.00	4150.60	4595.60
GRAND TOTAL:				59.59	5.64	511.55	10522.61	11099.39

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
03110	Deferred Owner Assessments	3897.64
06080	Late Fees/Finance Charges	2431.15
07305	Legal	4595.60
06290	Other Income	175.00
T O T A L		\$11099.39

-- 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: 98,538.48  
 Statement date: 09/30/20 Bank Balance: 100,528.78

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

2716	09/24/20	COLLIER ENVIRONMENTAL SER		291.00	
2717	09/24/20	WATERMARK REDEVELOPMENT L		140.00	
2719	09/30/20	BIG CYPRESS LANDSCAPE MTC		1,356.00	
2720	09/30/20	HAWKEYE SIGN CO		203.30	
Total Outstanding				1,990.30	.00

Bank Reconciliation Summary

Checkbook Balance	98,538.48	Reconciling Balance	100,528.78
Uncleared Checks, Credits	1,990.30+	Bank Stmt. Balance	100,528.78
Uncleared Deposits, Debits	0.00	Difference	0.00

-- End of report --

41 119317 R P0 T0  
  
 000041 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

**ASSOCIATION CK NO INTEREST**

**ACCOUNT NUMBER \*\*\*\*\*3316**

Previous Balance	97,311.81
6 Deposits/Credits	9,750.00
13 Checks/Debits	6,533.03
Service Charge	.00
Interest Paid	.00
Current Balance	100,528.78

Statement Dates	9/01/20 thru 9/30/20
Days this Statement Period	30
Average Ledger Balance	99,348.76
Average Collected Balance	99,302.92

**DEPOSITS AND CREDITS**

Date	Description	Amount
9/08	Remote DDA Deposit	150.00
9/10	From DDA *3324,To DDA *3316,2/ 19/20 Aquagenix Exp fr Res	8,375.00
9/14	Remote DDA Deposit	100.00
9/14	Remote DDA Deposit	275.00
9/21	Remote DDA Deposit	750.00
9/23	Remote DDA Deposit	100.00

**WITHDRAWALS AND DEBITS**

Date	Description	Amount
9/01	Transfer to DDA Acct No. 8300064931	1,850.00-
9/03	ELEC PYMT FPL DIRECT DEBIT PPD	16.47-
9/03	ELEC PYMT FPL DIRECT DEBIT PPD	16.90-
9/03	ELEC PYMT FPL DIRECT DEBIT PPD	270.44-
9/14	211084632 COMCAST 8535100 PPD	139.99-

**ASSOCIATION CK NO INTEREST** (continued)

**Account Number \*\*\*\*\*3316**

**CHECKS IN NUMERICAL ORDER**

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
9/01	2707	120.00	9/16	2711	685.98	9/25	2714	445.00
9/09	2709*	50.00	9/09	2712	412.00	9/29	2715	100.00
9/10	2710	152.24	9/15	2713	2,274.01			

(\* ) Check Numbers Missing



000041

**DAILY BALANCE INFORMATION**

Date	Balance	Date	Balance	Date	Balance
9/01	95,341.81	9/10	102,948.76	9/21	100,973.78
9/03	95,038.00	9/14	103,183.77	9/23	101,073.78
9/08	95,188.00	9/15	100,909.76	9/25	100,628.78
9/09	94,726.00	9/16	100,223.78	9/29	100,528.78



# IBERIABANK

Account Number \*\*\*\*\*3316

IBERIABANK  
Operating

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

CHECK NO.	CHECK DATE	VENDOR NO.
002713	09/15/20	BIGCYP

CHECK AMOUNT  
\*\*\*\*\*2,274.01

TWO THOUSAND TWO HUNDRED SEVENTY-FOUR AND 01/100 DOLLARS\*\*\*\*\*

PAY TO THE ORDER OF: BIG CYPRESS LANDSCAPE MTCE CO  
PO BOX 990604  
NAPLES, FL 34118

AUTHORIZED SIGNATURE

⑆00 27 13⑆ ⑆265270413⑆ 20000473316⑆

#2713                      9/15/20                      \$2274.01



000041

IBERIABANK  
Operating

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

CHECK NO.	CHECK DATE	VENDOR NO.
002714	09/17/20	SAMCUC

CHECK AMOUNT  
\*\*\*\*\*445.00

FOUR HUNDRED FORTY-FIVE AND 00/100 DOLLARS\*\*\*\*\*

PAY TO THE ORDER OF: SAVOUCE & GAL, PA  
5405 Park Central Court  
Naples, FL 34109

AUTHORIZED SIGNATURE

⑆00 27 14⑆ ⑆265270413⑆ 20000473316⑆

#2714                      9/25/20                      \$445.00

IBERIABANK  
Operating

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

CHECK NO.	CHECK DATE	VENDOR NO.
002715	09/24/20	CAMBRU

CHECK AMOUNT  
\*\*\*\*\*100.00

ONE HUNDRED AND 00/100 DOLLARS\*\*\*\*\*

PAY TO THE ORDER OF: CAMBRIDGE MANAGEMENT, INC  
2335 Tamiami Tr N.  
Suite 402  
Naples, FL 34103

AUTHORIZED SIGNATURE

⑆00 27 15⑆ ⑆265270413⑆ 20000473316⑆

#2715                      9/29/20                      \$100.00

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: 177,513.49  
 Statement date: 09/30/20 Bank Balance: 187,155.12

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

24	09/16/20	RAM JACK SOLID FOUNDATION		2,955.75	
26	09/24/20	CARTER FENCE		5,285.88	
27	09/24/20	WATERMARK REDEVELOPMENT L		1,400.00	
Total Outstanding				9,641.63	.00

Bank Reconciliation Summary

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Checkbook Balance	177,513.49	Reconciling Balance	187,155.12
Uncleared Checks, Credits	9,641.63+	Bank Stmt. Balance	187,155.12
Uncleared Deposits, Debits	0.00	Difference	0.00

-- End of report --





000024

24 119317 R P0 T0

VICTORIA PARK II ASSOC INC  
RESERVE ACCOUNT  
C/O CAMBRIDGE MANAGEMENT  
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



000024

### ASSOCIATION PRIORITY INVEST

**ACCOUNT NUMBER \*\*\*\*\*3324**

Previous Balance	198,897.10
Deposits/Credits	.00
2 Checks/Debits	11,797.10
Service Charge	.00
Interest Paid	55.12
Current Balance	187,155.12

Statement Dates	9/01/20 thru 9/30/20
Days this Statement Period	30
Average Ledger Balance	192,122.04
Average Collected Balance	192,122.04
Interest Earned	55.12
Annual Percentage Yield Earned	0.35%
2020 Interest Paid	872.87

### DEPOSITS AND CREDITS

Date	Description	Amount
9/30	Interest Deposit	55.12

### WITHDRAWALS AND DEBITS

Date	Description	Amount
9/10	From DDA *3324,To DDA *3316,2/ 19/20 Aquagenix Exp fr Res	8,375.00-

### CHECKS IN NUMERICAL ORDER

Date	Check No	Amount
9/23	25	3,422.10

(\* ) Check Numbers Missing

### DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
9/01	198,897.10	9/23	187,100.00
9/10	190,522.10	9/30	187,155.12

# IBERIABANK

Account Number \*\*\*\*\*3324

Iberia Bank  
Reserve

CHECK NO.	CHECK DATE	VENDOR NO.
000025	09/17/20	CAMBRI

CHECK AMOUNT  
\*\*\*\*\*3,422.10

THREE THOUSAND FOUR HUNDRED TWENTY-TWO AND 10/100 DOLLARS

PAY TO THE ORDER OF CAMBRIDGE MANAGEMENT, INC  
2335 Tamiami Tr N.  
Suite 402  
Naples, FL 34103

*[Signature]*  
AUTHORIZED SIGNATURE

\*000025\* 1:265270443:0000473324

#25

9/23/20

\$3422.10



000024