

Victoria Park II Property Owners Association, Inc.

BALANCE SHEET

As of 11/30/20

ASSETS

	OPERATING ASSETS:	
1010	Operating - Iberia Bank	\$ 90,850.39
	Total Operating Assets	<u>\$ 90,850.39</u>
	RESERVE ASSETS:	
2010	Cash Reserves - Iberia	\$ 180,574.25
	Total Reserve Assets	<u>\$ 180,574.25</u>
	TOTAL ASSETS	<u>\$ 271,424.64</u> =====

LIABILITIES & EQUITY

	CURRENT LIABILITIES:	
3120	Prepaid Owner Assessments	\$ 1,978.53
	Total Current Liabilities	<u>\$ 1,978.53</u>
	RESERVES:	
5005	Reserves - Replacement Fund	\$ 180,574.25
	Total Reserves	<u>\$ 180,574.25</u>
	EQUITY:	
5510	Fund Balance	\$ 42,196.66
5520	Capital Contribution	30,250.00
	Current Year Surplus (Deficit)	16,425.20
	Total Equity	<u>\$ 88,871.86</u>
	TOTAL LIABILITIES & EQUITY	<u>\$ 271,424.64</u> =====

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 11/01/20 to 11/30/20

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06010 Maintenance Fees	200.00	.00	200.00	114,319.36	113,878.25	441.11	113,878.25
06020 Reserve Fees	.00	.00	.00	38,440.64	38,440.64	.00	38,440.64
06050 Reserve Interest	51.67	.00	51.67	977.88	.00	977.88	.00
06080 Late Fees/Finance Charges	116.08	.00	116.08	2,637.07	.00	2,637.07	.00
06090 Application Fees	100.00	41.67	58.33	1,600.00	458.37	1,141.63	500.00
06290 Other Income	75.00	.00	75.00	555.00	.00	555.00	.00
Subtotal Income	542.75	41.67	501.08	158,529.95	152,777.26	5,752.69	152,818.89
EXPENSES							
ADMINISTRATIVE EXPENSE							
07010 Management Fee	1,850.00	1,850.00	.00	20,350.00	20,350.00	.00	22,200.00
07020 Write off/Bad Debt	.00	83.33	83.33	.00	916.63	916.63	1,000.00
07030 Office Expenses - Postage	.00	25.00	25.00	.00	275.00	275.00	300.00
07090 Fees to Division-St of Florid	.00	5.10	5.10	61.25	56.10	(5.15)	61.25
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	950.00	1,008.37	58.37	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	1,900.00	2,130.10	230.10	21,361.25	23,431.10	2,069.85	25,561.25
PROFESSIONAL FEES							
07305 Legal	(83.92)	208.33	292.25	3,027.13	2,291.63	(735.50)	2,500.00
07310 Accounting - CPA Firms	.00	20.83	20.83	300.00	229.13	(70.87)	250.00
PROFESSIONAL FEES	(83.92)	229.16	313.08	3,327.13	2,520.76	(806.37)	2,750.00
INSURANCE							
07500 INSURANCE	(84.00)	.00	84.00	.00	.00	.00	.00
07530 Insurance	84.00	583.33	499.33	5,612.23	6,416.63	804.40	7,000.00
INSURANCE	.00	583.33	583.33	5,612.23	6,416.63	804.40	7,000.00
UTILITIES							
08010 Electricity VP2	290.70	500.00	209.30	4,592.82	5,500.00	907.18	6,000.00
08020 Electricity VP1	4.81	8.33	3.52	64.01	91.63	27.62	100.00
08030 Water and Sewer	.00	291.67	291.67	5,931.85	3,208.37	(2,723.48)	3,500.00
UTILITIES	295.51	800.00	504.49	10,588.68	8,800.00	(1,788.68)	9,600.00

Victoria Park II Property Owners Association, Inc.

Income/Expense Statement

Period: 11/01/20 to 11/30/20

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	4,125.00	4,125.00	4,500.00
08600 Grounds Lighting Repairs VP2	.00	41.67	41.67	238.75	458.37	219.62	500.00
08650 Grounds & Maintenance VP2	2,074.38	1,333.33	(741.05)	23,116.42	14,666.63	(8,449.79)	16,000.00
08651 Grounds & Maintenance VP1	115.00	104.17	(10.83)	1,265.00	1,145.87	(119.13)	1,250.00
08750 Pool - Maint/Clean/Repair	1,185.60	1,833.33	647.73	16,537.52	20,166.63	3,629.11	22,000.00
08800 Pool Building Repairs	.00	125.00	125.00	800.00	1,375.00	575.00	1,500.00
08860 Lake Maintenance	291.00	350.00	59.00	3,201.00	3,850.00	649.00	4,200.00
08870 Dock Expenses	47.38	62.50	15.12	521.18	687.50	166.32	750.00
08890 Security/Pool	589.39	83.33	(506.06)	1,849.30	916.63	(932.67)	1,000.00
08895 Contingency	.00	605.58	605.58	2,935.62	6,661.38	3,725.76	7,267.00
GROUNDS MAINTENANCE	4,302.75	4,913.91	611.16	50,464.79	54,053.01	3,588.22	58,967.00
HURRICANE							
HURRICANE	.00	.00	.00	.00	.00	.00	.00
MAILBOX EXPENSES							
09020 Mailbox Maintenance	79.00	833.33	754.33	11,332.15	9,166.63	(2,165.52)	10,000.00
MAILBOX EXPENSES	79.00	833.33	754.33	11,332.15	9,166.63	(2,165.52)	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	51.67	.00	(51.67)	977.88	.00	(977.88)	.00
RESERVE FUNDING	51.67	.00	(51.67)	39,418.52	38,440.64	(977.88)	38,440.64
TOTAL EXPENSES	6,545.01	9,489.83	2,944.82	142,104.75	142,828.77	724.02	152,318.89
CURRENT YEAR NET INCOME/(LOSS)	(6,002.26)	(9,448.16)	3,445.90	16,425.20	9,948.49	6,476.71	500.00
=====							

Victoria Park II Property Owners Association, Inc.
Reserve Statement
As of 11/30/20

	BEGINNING OF YEAR	YTD NET INCREASE/(DECREASE)	AVAILABLE BALANCE
RESERVES:			
Reserves - Replacement Fund	168,498.71	12,075.54	180,574.25
DO NOT USE-Reserves - Dock	0.00	0.00	0.00
DNU-Reserves - Park Area	0.00	0.00	0.00
 Subtotal Reserves	168,498.71	12,075.54	180,574.25
 TOTAL RESERVES	168,498.71	12,075.54	180,574.25

CASH DISBURSEMENTS

Starting Check Date: 11/01/20 Cash Account #: 1010

Ending Check Date: 11/30/20

Check Date	Check #	Vend #	Name	Check Amount	Reference			
11/01/20	9999	(M)CMBRI	CAMBRIDGE MANAGEMENT	1,850.00	NOV MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3433	23312	11/01/20	7010	11/01/20	1,850.00	NOV MANAGEMENT FEE
11/02/20	9999	(M)FPL	FLORIDA POWER & LIGHT	295.51				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3406	54837-33191	11/02/20	8010	11/02/20	264.36	919 NOTTINGHAM DR REC
		3407	34037-33177	11/02/20	8010	11/02/20	16.72	1130 NOTTINGHAM BOAT RAMP
		3408	04417-34167	11/02/20	8020	11/02/20	4.81	120 NOTTINGHAM DR ENTR
		3408	04417-34167	11/02/20	8010	11/02/20	9.62	
						Totals:	295.51	
11/09/20	2729	DELPM	DELTA PROPERTY MAINTENANCE	685.98	NOVEMBER - CLEANING SERV			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3414	38962	11/01/20	8750	11/01/20	412.00	NOVEMBER - CLEANING SERV
		3414	38962	11/01/20	8870	11/01/20	47.38	
		3414	38962	11/01/20	8750	11/01/20	226.60	
						Totals:	685.98	
11/09/20	2730	ERPOOL	ER POOLS INC.	412.00	NOVEMBER - POOL SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3415	60546	11/01/20	8750	11/01/20	412.00	NOVEMBER - POOL SERVICE
11/09/20	9999	(M)COM	COMCAST CABLE	139.99	ACH OCTOBER - 901 NOTTI			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3417	853510021108463	11/09/20	8890	11/09/20	139.99	ACH OCTOBER - 901 NOTTI
11/11/20	2734	COLENV	COLLIER ENVIRONMENTAL SERVICES	291.00	NOVEMBER - LAKE MAINTENA			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3432	INV007295	11/04/20	8860	11/04/20	291.00	NOVEMBER - LAKE MAINTENA
11/20/20	2735	ASAPMA	ASAP MAILBOX AND MORE, INC	79.00	Svc Call - Electricial			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3435	4916	11/01/20	9020	11/01/20	79.00	Svc Call - Electricial
11/20/20	2736	CAMBRI	CAMBRIDGE MANAGEMENT	50.00	SALE 9909 WINCHESTER WOOD			

CASH DISBURSEMENTS

Starting Check Date: 11/01/20 Cash Account #: 1010

Ending Check Date: 11/30/20

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3436	23566	11/11/20	7120	11/11/20	50.00	SALE 9909 WINCHESTER WOOD
11/25/20	2737	DEHART	DEHART ALARM SYSTEMS			449.40		CCTV System
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3439	87214	11/18/20	8890	11/18/20	449.40	CCTV System
11/25/20	2738	DELPM	DELTA PROPERTY MAINTENANCE			151.02		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3437	39211	11/18/20	8650	11/18/20	76.02	Trash Liners
		3438	39106	11/01/20	8650	11/01/20	75.00	Clean Pool

Totals:							151.02	
11/25/20	2739	ERPOOL	ER POOLS INC.			135.00		Svc Call - Heater Pump
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3440	60853	11/17/20	8750	11/17/20	135.00	Svc Call - Heater Pump
11/25/20	2740	WATERM	WATERMARK REDEVELOPMENT LLC			225.00		Svc Call - Plumbing
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3441	20-01090	11/16/20	8650	11/16/20	225.00	Svc Call - Plumbing
11/30/20	2742	BIGCYP	BIG CYPRESS LANDSCAPE MTCE CO			1,388.36		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3443	26833	11/30/20	8650	11/30/20	1,330.00	NOVEMBER - GROUNDS MAINT
		3444	26833 (2)	11/30/20	8650	11/30/20	58.36	Svc Call 11/10/20

Totals:							1,388.36	
11/30/20	2743	WATERM	WATERMARK REDEVELOPMENT LLC			425.00		Concrete Repair
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		3445	20-01128	11/26/20	8650	11/26/20	425.00	Concrete Repair
Totals:							6,577.26	

-- End of report --

DATE: 12/07/20
TIME: 11:50 AM

Victoria Park II Property Owners Association, Inc.
AGED OWNER BALANCES: AS OF Nov. 30, 2020
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
C9511		Robert & Marianna DeLillo	44.15	47.20	47.20	5899.98	6038.53	Foreclosure
C9571		Maureen Johnson	1.99	1.99	1.99	142.38	148.35	
N1259		Pamela Westwood	0.00	0.00	0.00	51.81	51.81	Attorney Action
N1619		Michael & Kim Casella	0.00	0.00	0.00	1411.08	1411.08	Payment Plan
W10310		William Roach	0.00	0.00	0.00	241.27	241.27	Attorney Action
		TOTAL:	46.14	49.19	49.19	7746.52	7891.04	

DATE: 12/07/20
TIME: 11:50 AM

Victoria Park II Property Owners Association, Inc.
AGED OWNER BALANCES: AS OF Nov. 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	3017.64	3017.64
01		Late Fees	6080	0.00	0.00	0.00	250.00	250.00
03		Admin. Fees	6290	0.00	0.00	0.00	100.00	100.00
04		Interest	6080	46.14	49.19	49.19	547.20	691.72
05		Attorney Fees	7305	0.00	0.00	0.00	3831.68	3831.68
GRAND TOTAL:				46.14	49.19	49.19	7746.52	7891.04

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
03110	Deferred Owner Assessments	3017.64
06080	Late Fees/Finance Charges	941.72
06290	Other Income	100.00
07305	Legal	3831.68
T O T A L		\$7891.04

-- 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: 90,850.39
 Statement date: 11/30/20 Bank Balance: 93,703.17

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

OUTSTANDING ITEMS:					
2735	11/20/20	ASAP MAILBOX AND MORE, IN		79.00	
2737	11/25/20	DEHART ALARM SYSTEMS		449.40	
2738	11/25/20	DELTA PROPERTY MAINTENANC		151.02	
2739	11/25/20	ER POOLS INC.		135.00	
2740	11/25/20	WATERMARK REDEVELOPMENT L		225.00	
2742	11/30/20	BIG CYPRESS LANDSCAPE MTC		1,388.36	
2743	11/30/20	WATERMARK REDEVELOPMENT L		425.00	
				-----	-----
Total Outstanding				2,852.78	.00

Bank Reconciliation Summary
 =====

Checkbook Balance	90,850.39	Reconciling Balance	93,703.17
Uncleared Checks, Credits	2,852.78+	Bank Stmt. Balance	93,703.17
Uncleared Deposits, Debits	0.00	Difference	0.00

-- End of report --



TO PO BOX 120246-8-1-1 - 50
 VICTORIA PARK II ASSOC INC
 OPERATING ACCOUNT
 2335 TAMIAMI TRL N STE 402
 NAPLES FL 34103-4458

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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	96,431.89
5 Deposits/Credits	3,725.00
14 Checks/Debits	6,453.72
Service Charge	.00
Interest Paid	.00
Current Balance	93,703.17

Statement Dates	11/02/20 thru 11/30/20
Days this Statement Period	29
Average Ledger Balance	95,962.22
Average Collected Balance	95,819.98

DEPOSITS AND CREDITS

Date	Description	Amount
11/05	Remote DDA Deposit	2,600.00
11/13	Remote DDA Deposit	200.00
11/17	Remote DDA Deposit	100.00
11/17	Remote DDA Deposit	275.00
11/17	Lockbox Deposit	550.00

WITHDRAWALS AND DEBITS

Date	Description	Amount
11/03	ELEC PYMT FPL DIRECT DEBIT PPD	14.43-
11/03	ELEC PYMT FPL DIRECT DEBIT PPD	16.72-
11/03	ELEC PYMT FPL DIRECT DEBIT PPD	264.36-
11/12	211084632 COMCAST 8535100 PPD	139.99-

CHECKS IN NUMERICAL ORDER

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
11/06	2726	120.00	11/17	2730	412.00	11/17	2734	291.00
11/09	2727	538.00	11/17	2731	1,550.30	11/24	2736*	50.00
11/03	2728	50.00	11/12	2732	50.00			
11/19	2729	685.98	11/18	2733	2,270.94			

(*) Check Numbers Missing

ASSOCIATION CK NO INTEREST (continued)

Account Number *****3316

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
11/02	96,431.89	11/09	98,028.38	11/18	94,439.15
11/03	96,086.38	11/12	97,838.39	11/19	93,753.17
11/05	98,686.38	11/13	98,038.39	11/24	93,703.17
11/06	98,566.38	11/17	96,710.09		



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IBERIABANK

Account Number *****3316

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

CHECK NO. 002731 CHECK DATE 10/31/20 VENDOR NO. BIGCYP

CHECK AMOUNT *****1,550.30

ONE THOUSAND FIVE HUNDRED FIFTY AND 30/100 DOLLARS*****

PAY TO THE ORDER OF: BIG CYPRESS LANDSCAPE MTOCE CO
PO BOX 990504
NAPLES, FL 34116

Stacy Datto

002731# 1265270413120000473316

#2731 11/17/20 \$1550.30

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

CHECK NO. 002732 CHECK DATE 10/31/20 VENDOR NO. CAMBRI

CHECK AMOUNT *****50.00

FIFTY AND 00/100 DOLLARS*****

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

Stacy Datto

002732# 1265270413120000473316

#2732 11/12/20 \$50.00

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

CHECK NO. 002733 CHECK DATE 10/31/20 VENDOR NO. THESER

CHECK AMOUNT *****2,270.94

TWO THOUSAND TWO HUNDRED SEVENTY AND 94/100 DOLLARS*****

PAY TO THE ORDER OF: THE SERVICE GROUP
Scott D. Frasher
7857 Citrus Hill Lane
Naples, FL 34109-0604

Stacy Datto

002733# 1265270413120000473316

#2733 11/18/20 \$2270.94

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

CHECK NO. 002734 CHECK DATE 11/11/20 VENDOR NO. COLENV

CHECK AMOUNT *****291.00

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

PAY TO THE ORDER OF: COLLIER ENVIRONMENTAL SERVICES
2300 Golden Gate Pkwy
Naples, FL 34105

Stacy Datto

002734# 1265270413120000473316

#2734 11/17/20 \$291.00

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

CHECK NO. 002736 CHECK DATE 11/20/20 VENDOR NO. CAMBRI

CHECK AMOUNT *****50.00

FIFTY AND 00/100 DOLLARS*****

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

Stacy Datto

002736# 1265270413120000473316

#2736 11/24/20 \$50.00



000050

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: 180,574.25
Statement date: 11/30/20 Bank Balance: 180,574.25

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	180,574.25	Reconciling Balance	180,574.25
Uncleared Checks, Credits	0.00+	Bank Stmt. Balance	180,574.25
Uncleared Deposits, Debits	0.00	Difference	0.00

-- End of report --



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TO PO BO 120246-8-1-1 - 11

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



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ASSOCIATION PRIORITY INVEST

ACCOUNT NUMBER ***3324**

Previous Balance	177,566.83
1 Deposits/Credits	2,955.75
Checks/Debits	.00
Service Charge	.00
Interest Paid	51.67
Current Balance	180,574.25

Statement Dates	11/02/20 thru 11/30/20
Days this Statement Period	29
Average Ledger Balance	180,318.73
Average Collected Balance	180,216.81
Interest Earned	49.98
Annual Percentage Yield Earned	0.35%
2020 Interest Paid	977.88

DEPOSITS AND CREDITS

Date	Description	Amount
11/04	Remote DDA Deposit	2,955.75
11/30	Interest Deposit	51.67

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
11/02	177,566.83	11/04	180,522.58	11/30	180,574.25